PT OF LOT 50 IN OR 2078/1715
CORNWALL SURVEY PBK 0/31

BURKETT JUDY A
28897 SUNDBERG ROAD
HILLIARD, FL 32046

2025

23-4N-23-2020-0050-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

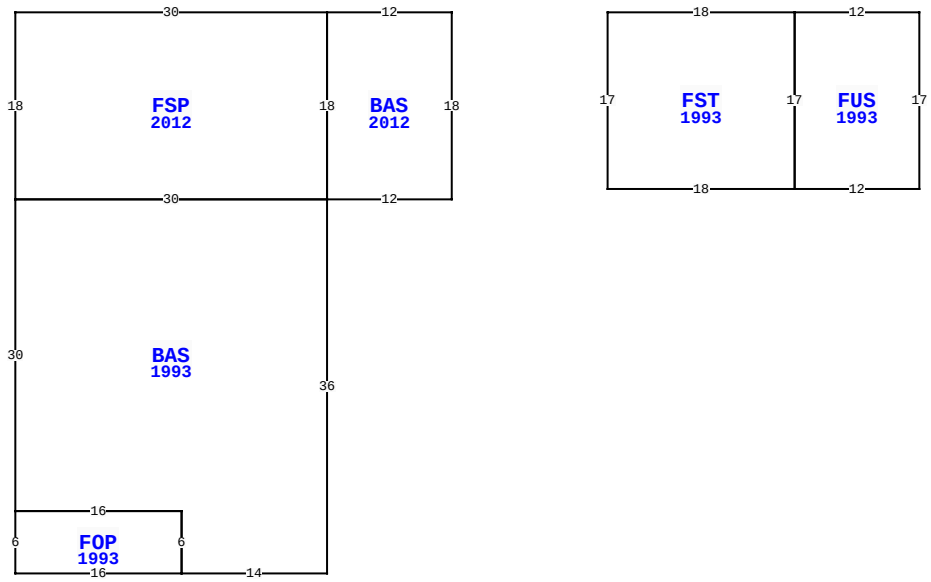
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	88,737
BAS	216	100	2012	216	19,479
FOP	96	30	1993	29	2,615
FSP	540	40	2012	216	19,479
FST	306	55	1993	168	15,150
FUS	204	100	1993	204	18,397
TOTALS	2,346			1,817	163,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	108.0000	108.00	196,236	1987	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1404 HX Base Yr



281101 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,857
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	234,177
SOH/AGL Deduction	0
ASSESSED VALUE	234,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,177
TOTAL JUST VALUE	234,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985343	CHNGE SRVC	0	10/01/1998
4007	NEW CONSTR	38,995	04/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/1715	10/15/2016	SW	U	I	14	100
GRANTOR: ROBLING BETTY JEAN L/						
GRANTEE: BURKETT DALE & JUDY						
0628/0169	6/06/1991	WD	Q	I		43,500
GRANTOR: JIM WALTER HOMES						
GRANTEE: ROBLING MELVIN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W12 FSP=[YR=2012] W30 S18 BAS=[YR=1993] S30 FOP=[YR=1993] S6 E16N6 W16 $ E16 S6 E14 N36 W30$ E30 N18$ S18 E12 N18$ PTR= E15 FST=[YR=1993] E18 FUS=[YR=1993] E12 S17 W12 N17$ S17 W18 N17$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1997	1997	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS