PT OF LOT 51
IN OR 1008/1984
CORNWALL SURVEY

THOMAS SHARI LOUISE
281152 SUNDBERG RD
HILLIARD, FL 32046

2025

23-4N-23-2020-0051-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

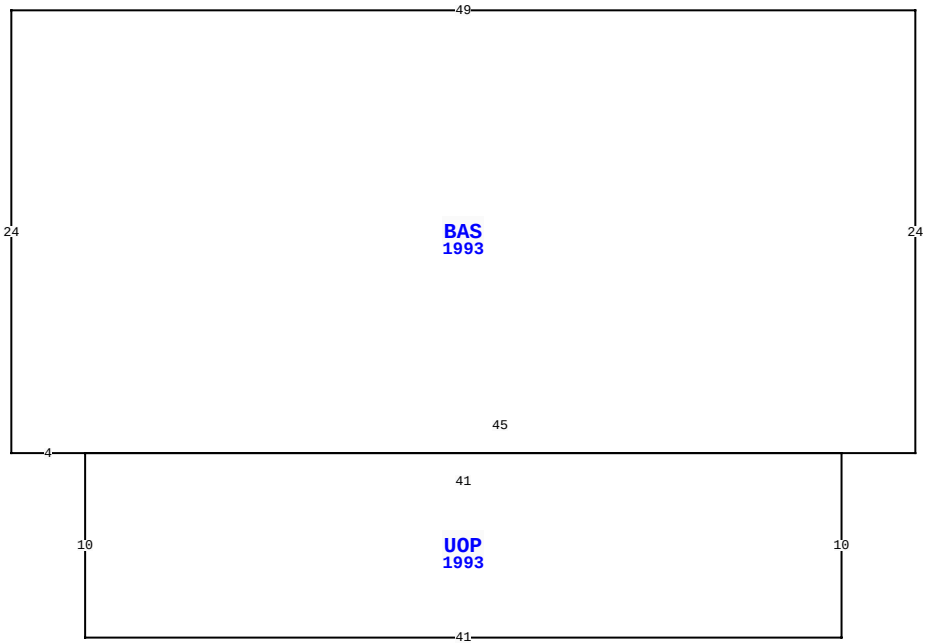
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	48,310
UOP	410	20	1993	82	3,369
TOTALS	1,586			1,258	51,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	82.1600	82.16	103,357	1963	1963	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1176 HX Base Yr 2002



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

281152 SUNDBERG RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,678
TOTAL MARKET OB/XF VALUE		3,114
TOTAL LAND VALUE - MARKET		85,050
TOTAL MARKET VALUE		139,842
SOH/AGL Deduction		50,492
ASSESSED VALUE		89,350
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		33,628
TOTAL JUST VALUE		139,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1679	3/21/2024	FJ	U	I	11	0
GRANTOR: CHANEY LARRY E EST						
GRANTEE: THOMAS SHARI LOUISE						
1008/1984	9/21/2001	QC	U	I	07	100
GRANTOR: CHANEY RONNIE & MALLA						
GRANTEE: CHANEY LARRY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S24 E4 UOP=[YR=1993] S10 E41 N10 W41$ E45 N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	
2	0350	CARPORT WD	0	100	39	24	936.00	SF	13.00	13.00	100	1967	1967	3	20	2,434	

LAND DESCRIPTION

TOTAL OB/XF 3,114

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	100	0005	OR	0.00	0.00	2.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.43 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 07/30/2025 BY SYS