S-4 OF LOT 53 (EX S-7)
IN OR 979/419
ESMT PT OR 911/881

WALKER JOANNE EST
28135 RAMBLE LANE
HILLIARD, FL 32046

2025

23-4N-23-2020-0053-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

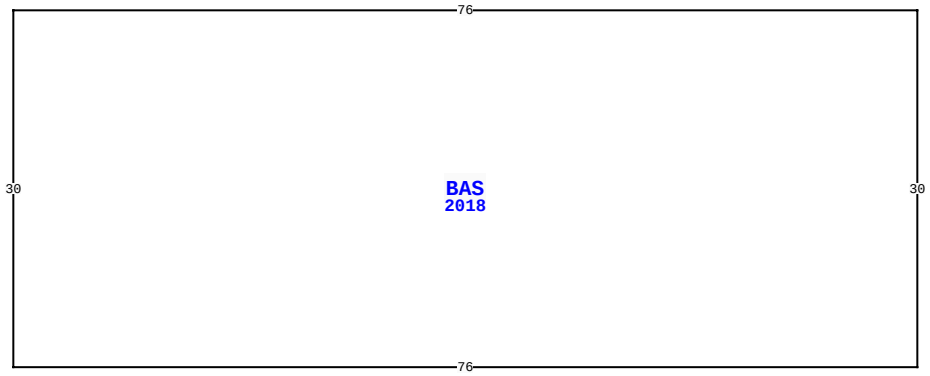
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	224,099
TOTALS	2,280			2,280	224,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	109.21	248,999	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



28135 RAMBLE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,099
TOTAL MARKET OB/XF VALUE	4,146
TOTAL LAND VALUE - MARKET	62,550
TOTAL MARKET VALUE	290,795
SOH/AGL Deduction	51,757
ASSESSED VALUE	239,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,038
TOTAL JUST VALUE	290,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000274	CO ISSUED	0	02/06/2018
18000274	MH MOVE-ON	0	01/09/2018
17004421	DEMOLITION	5,000	07/19/2017
MH003118	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/0419	4/04/2001	WD	Q	I		19,900
GRANTOR: HASSELL AMANDA						
GRANTEE: WALKER JOANNE & ART						
0968/0344	1/25/2001	WD	Q	V	01	10,000
GRANTOR: HIGGINBOTHAM TRAVIS						
GRANTEE: HASSELL AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E76 N30$.

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	0940	SHEDS/PORT	0	0	14	12	168.00	SF	21.30	21.30	100	1995	1995	3	20	716	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 4,146

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	0007	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS