PT OF LOT 53 (S-6)
IN OR 2430/1264
ESMT OR 1752/943

HOOVER APRIL L
28061 RAMBLE LANE
HILLIARD, FL 32046

2025

23-4N-23-2020-0053-0060

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

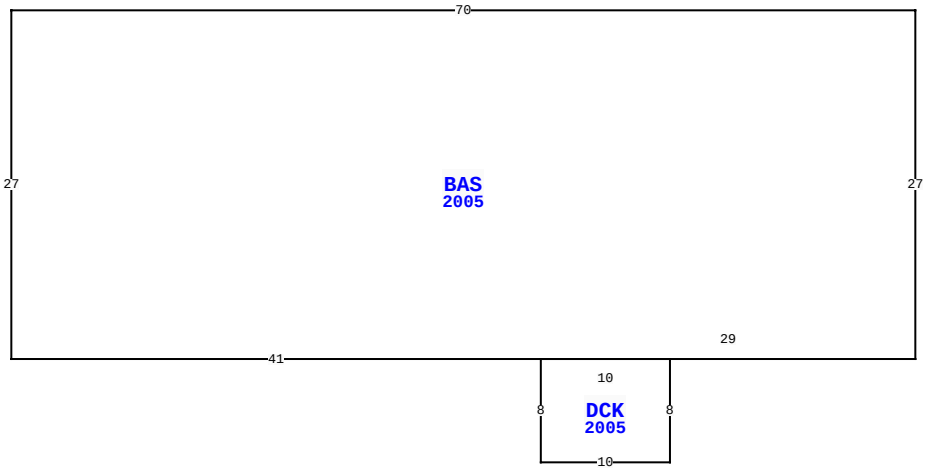
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2005	1,890	132,100
DCK	80	15	2005	12	839
TOTALS	1,970			1,902	132,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,902	128.4800	109.21	207,717	2000	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2022 Heated Area: 1890 HX Base Yr 2022



28061 RAMBLE LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,939
TOTAL MARKET OB/XF VALUE		9,677
TOTAL LAND VALUE - MARKET		72,900
TOTAL MARKET VALUE		215,516
SOH/AGL Deduction		58,899
ASSESSED VALUE		156,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,895
TOTAL JUST VALUE		215,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20476	CARPORT	5,720	09/01/2007
B20477	CARPORT	5,720	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1264	1/29/2021	WD	Q	I	01	165,000
GRANTOR: HALL WALTER H						
GRANTEE: HOOVER APRIL L						
1517/0537	8/06/2007	WD	Q	I		117,000
GRANTOR: ALEXANDER JANA						
GRANTEE: HALL VIRGINIA A & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W70 S27 E41 DCK=[YR=2005] S8 E10 N8 W10$ E29 N27$.

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	0510	GARAGE WD-	0	100	30	24	720.00	SF	28.00	28.00	100	2008	2008	3	48	9,677	

LAND DESCRIPTION

TOTAL OB/XF 9,677

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	1.62	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,900							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 1.62 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 07/30/2025 BY SYS