LOT 55 & S-1 OF LOT 55
IN OR 1620/1168
EX S-2

TROUILLE MIKE A & LINDSAY P
28266 DEW DROP LANE
HILLIARD, FL 32046

2025

23-4N-23-2020-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

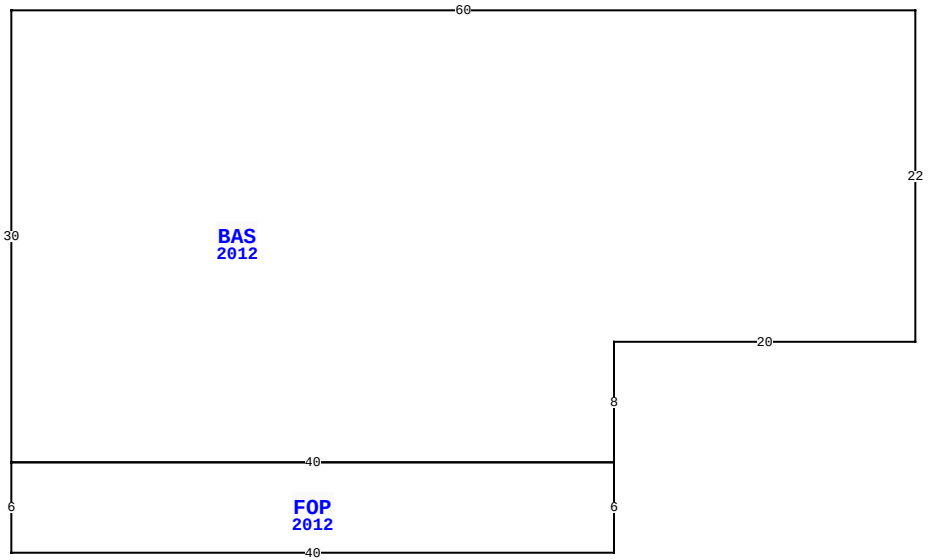
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
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	1,640	100	2012	1,640	203,629
FOP	240	30	2012	72	8,940
TOTALS	1,880			1,712	212,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,712	99.5400	131.39	224,940	2012	2012	0	0	0	5.50	94.50

2 SNGL FAM – 100% - 2014 Heated Area: 1640 HX Base Yr 2014



28266 DEW DROP LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,225
TOTAL MARKET OB/XF VALUE		2,431
TOTAL LAND VALUE - MARKET		207,475
TOTAL MARKET VALUE		310,357
SOH/AGL Deduction		129,033
ASSESSED VALUE		181,324
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,602
TOTAL JUST VALUE		444,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004737	GARAGE	55,133	04/16/2021
C25225	CO ISSUED	0	02/21/2012
E23980	NEW CONSTR	0	11/01/2011
M16640	H/AC	0	10/01/2011
M16640	H/AC	0	10/01/2011
P15053	NEW CONSTR	0	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/1168	5/21/2009	WD	U	I	30	100
GRANTOR: TROUILLE ALTON						
GRANTEE: TROUILLE MIKE A & L						
1452/1462	10/17/2006	WD	Q	I	01	100
GRANTOR: TROUILLE ALTON & PATR						
GRANTEE: TROUILLE ALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S30 FOP=[YR=2012] S6 E40 N6 W40$ E40 N8 E20 N22$.

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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1924	1924	3	100	500	
2	0810	CONCRETE A	0	100	25	12	300.00	SF	6.50	6.50	100	2021	2021	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 2,431

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.05	AC		1.00	1.00	1.00	525.00	525.00	3,701							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.05	AC		1.00	1.00	1.00	19,500.00	19,500.00	137,475							

REVIEW DATE 11/16/2021 BY TW Total Acres: 9.05 Total Land Value: 73,701 Market: 137,475 Agricultural: 3,701 Common: 70,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

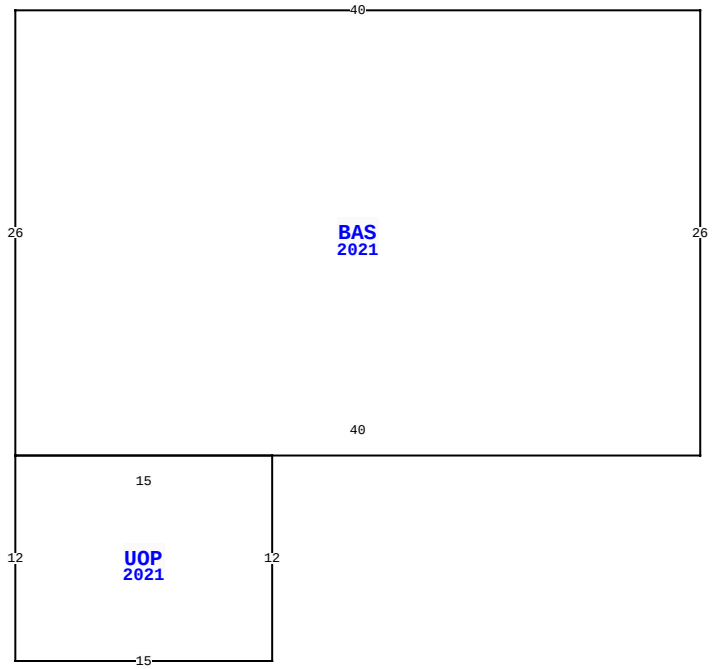
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	20,933
UOP	180	20	2021	36	725
TOTALS	1,220			1,076	21,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,076	56.0740	20.75	22,327	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2014 Heated Area: 1040 HX Base Yr 2014



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TOTAL JUST VALUE		444,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25225	NEW CONSTR	173,674	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1620/1168	5/21/2009	WD	U	I	30	100
GRANTOR: TROUILLE ALTON						
GRANTEE: TROUILLE MIKE A & L						
1452/1462	10/17/2006	WD	Q	I	01	100
GRANTOR: TROUILLE ALTON & PATR						
GRANTEE: TROUILLE ALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S26 UOP=[YR=2021] S12 E15 N12 W15$ E40 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/16/2021 BY TW Total Acres: 9.05 Total Land Value: 73,701 Market: 137,475 Agricultural: 3,701 Common: 70,000 PRINTED 07/30/2025 BY SYS