PT LOT 9 IN OR 1627/536
(EX PT IN OR 1092/845)
CORNWALL SURVEY PBK O/31

DAWSON JAMES R & LINDA M
28337 SUNDBERG ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

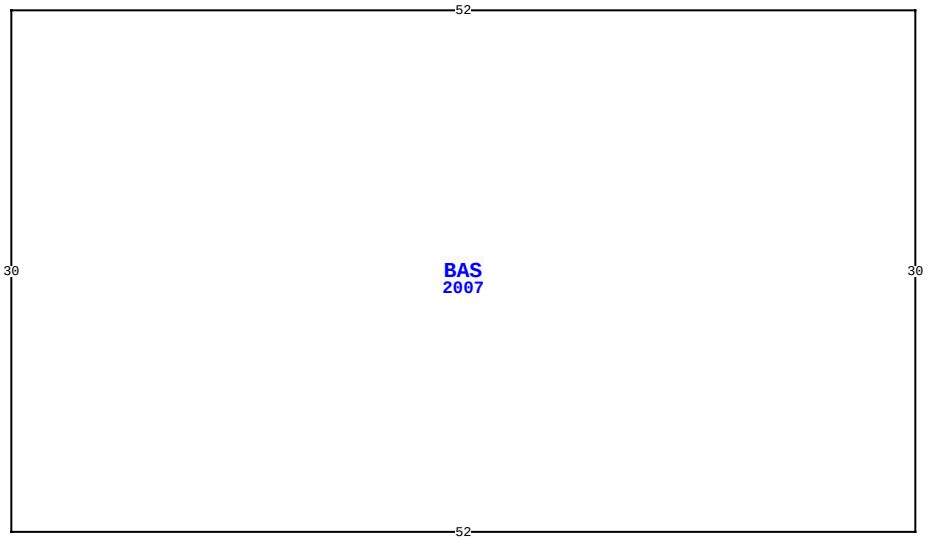
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2007	1,560	89,560
TOTALS	1,560			1,560	89,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	135.0800	114.82	179,119	2003	2003	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2010 Heated Area: 1560 HX Base Yr 2010



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,560
TOTAL MARKET OB/XF VALUE		61,568
TOTAL LAND VALUE - MARKET		95,400
TOTAL MARKET VALUE		246,528
SOH/AGL Deduction		116,215
ASSESSED VALUE		130,313
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,591
TOTAL JUST VALUE		246,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26070	ADDITION	19,050	05/01/2012
B25870	SWIM POOL	30,000	04/01/2012
B24109	CARPORT	38,660	11/01/2010
MH034070	MH MOVE-ON	0	01/02/2003
M023916	MH MOVE-ON	0	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1627/0536	6/03/2009	WD	U	I	12	50,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAWSON JAMES R & LI						
1589/1454	10/20/2008	WD	Q	I	05	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BLD DATE	05/14/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

28337 SUNDBERG RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52S30E52N30$.

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	100	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
2	0810	CONCRETE A	0	100	27	18	486.00	SF	6.50	6.50	100	2011	2011	3	91	2,875	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	2011	2011	3	45	1,085	
4	2701	QUONSET GD	0	100	40	25	1,000.00	SF	15.00	15.00	100	2011	2011	3	66	9,900	
5	0812	CONCRETE C	0	100	0	0	3,605.00	SF	4.00	4.00	100	2012	2012	3	92	13,266	
6	0855	CONC PAVER	0	100	0	0	549.00	SF	10.00	10.00	100	2012	2012	3	92	5,051	
7	0910	SCRN RM L	0	100	42	22	924.00	SF	15.00	15.00	100	2012	2012	3	50	6,930	
8	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	2012	2012	3	64	20,400	
9	0475	VF 4 SBPL	0	100	0	0	132.00	LF	14.00	14.00	100	2012	2012	3	81	1,497	
10	0479	VF PICKET	0	100	0	0	40.00	LF	10.00	10.00	100	2012	2012	3	81	324	

TOTAL OB/XF 61,568

LAND DESCRIPTION

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	3.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,400							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS