IN OR 2090/1288
R278013 & R278014
EX 1-26 & 1-28

DYAL JARRETT LEE
28805 SUNBURG RD
HILLIARD, FL 32046

2025

26-4N-23-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

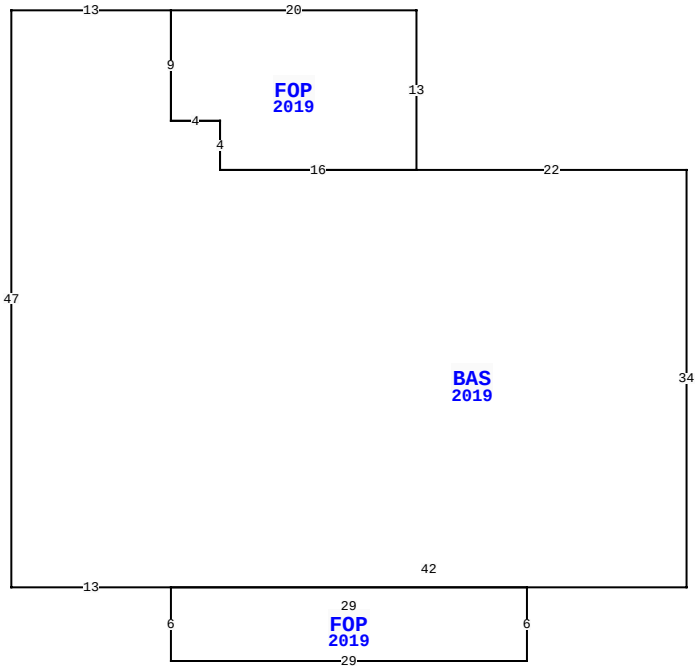
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2019	2,055	266,927
FOP	174	30	2019	52	6,755
FOP	244	30	2019	73	9,483
TOTALS	2,473			2,180	283,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,180	100.4598	132.61	289,090	2019	2019	0	0	0	2.05	97.95

1 SNGL FAM – 100% - 2017 Heated Area: 2055 HX Base Yr 2017



28805 SUNDBERG RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,164
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		93,300
TOTAL MARKET VALUE		378,424
SOH/AGL Deduction		127,824
ASSESSED VALUE		250,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,878
TOTAL JUST VALUE		378,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002540	CO ISSUED	0	03/14/2019
18010206	NEW CONSTR	270,289	10/08/2018
3400	XFOB	1,000	06/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2090/1288	12/21/2016	WD	U	I	11	100
GRANTOR: DYAL SHARON A						
GRANTEE: DYAL JARRETT LEE						
0619/1118	2/21/1991	QC	Q	I	01	100
GRANTOR: DYAL GEORGE C						
GRANTEE: DYAL SHARON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 FOP=[YR=2019] N13 W20 S9 E4 S4 E16$ W16 N4W4 N9 W13 S47 E13 FOP=[YR=2019] S6 E29 N6 W29$ E42 N34$.

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	2019	2019	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	3.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,300							

REVIEW DATE 03/08/2019 BY TW Total Acres: 3.11 Total Land Value: 93,300 Market: 0 Agricultural: 0 Common: 93,300 PRINTED 07/30/2025 BY SYS