

SIEMER BRUCE/SIEMER CONSUELA
28213 SIEMER LN
HILLIARD, FL 32046

26-4N-23-0000-0001-0270

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories Units	1. 1. 100 0 100				
Quality	03 Quality Level 03				
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	1,678	100	2004	1,678	70,448
FCP	567	25	2004	142	5,961
FOP	104	30	2004	31	1,302
FOP	270	30	2004	81	3,401
FOP	160	30	2011	48	2,015
TOTALS	2,779			1,980	83,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,980	117.6000	99.96	197,921	1999	1999	0	0	58.00	42.00

1 M/H 94+ - 0% - 0

Heated Area: 1678HX Base Yr

Diagram showing lot dimensions and area calculations:

Lot Dimensions: 15, 6, 24, 34, 8, 13, 14, 49, 17, 21, 27, 10, 16, 10.

Area Calculations: FCP 2004, FOP 2004, BAS 2004, FOP 2011.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,127
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	173,127
SOH/AGL Deduction	31,772
ASSESSED VALUE	141,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,355
TOTAL JUST VALUE	173,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,840

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/0938	7/19/2018	QC	U	I	11	100

GRANTOR: PLAIR CLARA M

GRANTEE: SIEMER BRUCE & CONS

1173/1638	9/22/2003	QC	Q	I	01	100
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GRANTOR: SIEMER BRUCE & CONSUE

GRANTEE: PLAIR TALMADGE & CL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W8 BAS=[YR=2004] W34 FOP=[YR=2004] N9 W30 S9
FCP=[YR=2004] W15 S27 E21 N27 W6\$ E30\$ W24 S27 E17
FOP=[YR=2011] S10 E16 N10 W16\$ E49 N14 W8 N13\$ S13 E8 N13\$.

LAND DESCRIPTION

TOTAL OB/XF0

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
1	000100	C	RES	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS