

BORGES DAVID G & REBEKAH L
38276 TACOMA TRL
HILLIARD, FL 32046

26-4N-24-2020-0061-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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 60									
Interior Floo										09										PINE WOOD 40									
Air Condition										03										CENTRAL 100									
Heating Type										04										AIR DUCTED 100									
Bedrooms																				5 100									
Bathrooms																				3.5 100									
Frame										02										WOOD FRAME 100									
Stories										2.										2. 100									
Units										00										0 100									
Occupancy										00										NONE 100									
Quality										03										Quality Level 03									
DOR CODE										0100										SINGLE FAMILY									
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										1,082										100 2008									
DCK										120										10 2008									
FOP										36										30 2008									
FUS										1,032										100 2008									
STP										12										10 2008									
TOTALS										2,282										2,138 283,970									
EXTRA FEATURES										38276 TACOMA TR, HILLIARD																			
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																			
BLD DATE										XF DATE										INC DATE									
LGL DATE										LAND DATE										AG DATE									
05/21/2025										MLU																			
01/17/2025										KBA																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2008] W11 DCK=[YR=2008] N10 W12 S10 E12\$ W27 S13																													
STP=[YR=2008] W3 S4 E3 N4\$ S15 E14 S2 FOP=[YR=2008] S4 E9 N4																													
W9\$ E9 N2 E15 N28\$ PTR= E15 FUS=[YR=2008] E38 S28 W15 N4 W8																													
S4 W15 N28\$ W15\$.																													
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																													
1 000100										C										RES									
100										0005										OR									
0.00										0.00										1.00									
AC										1.00										1.00									
1.00										1.00										1.00									
45,000.00										45,000.00										45,000									
REVIEW DATE										06/24/2025										BY									
WW										Total Acres: 1.00										Total Land Value: 45,000									
Market: 0										Agricultural: 0										Common: 45,000									
PRINTED 07/30/2025 BY SYS																													