IN OR 1796/132
R672135 & R672136
PARCELS 3-3 & 3-4

MERTEN JULIE W IRREVOC GIFTING TRUST/MERTEN JULIE
28163 DOG GONE TRAIL
HILLIARD, FL 32046

2025

29-4N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

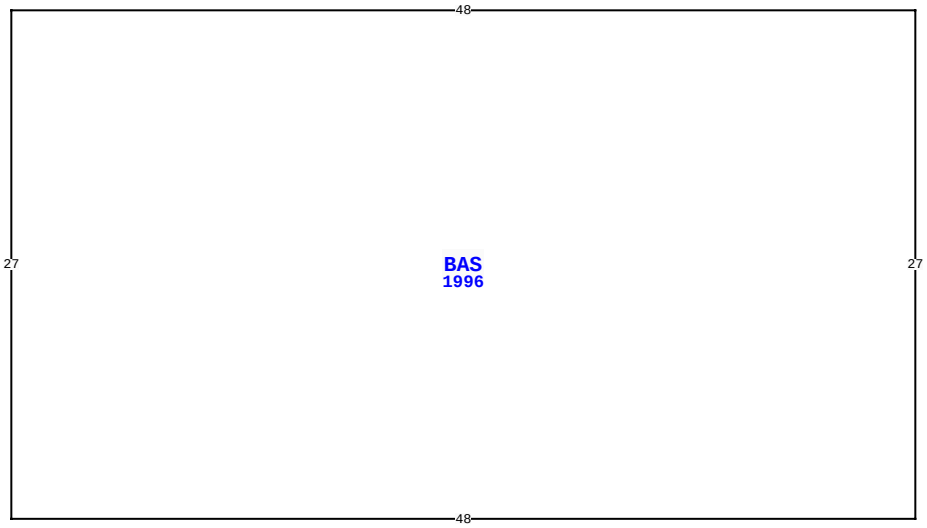
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,296	100	1996	1,296	40,715
TOTALS	1,296			1,296	40,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	123.2000	104.72	135,717	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



28280 ARROWHEAD PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,715
TOTAL MARKET OB/XF VALUE	7,896
TOTAL LAND VALUE - MARKET	342,250
TOTAL MARKET VALUE	103,293
SOH/AGL Deduction	25,860
ASSESSED VALUE	77,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,433
TOTAL JUST VALUE	390,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/0132	5/08/2012	WD	Q	I	01	120,000
GRANTOR: FINCH ROY						
GRANTEE: MERTEN JULIE W TRUS						
1796/0134	10/31/2011	QC	U	I	11	100
GRANTOR: FINCH REGINA K CREWS						
GRANTEE: MERTEN JULIE TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S27 E48 N27 $.

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	0752	USP	0	0	27	14	378.00	SF	15.00	15.00	100	2001	2001	3	28	1,588	
2	2701	QUONSET GD	0	0	27	25	675.00	SF	15.00	15.00	100	2001	2001	3	46	4,658	
3	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	2012	2012	3	50	1,650	

LAND DESCRIPTION

TOTAL OB/XF 7,896

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	525.00	525.00	5,250							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	515.00	515.00	3,862							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.50	AC		1.00	1.00	1.00	14,500.00	14,500.00	297,250							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 21.50 Total Land Value: 54,682 Market: 297,250 Agricultural: 9,682 Common: 45,000 PRINTED 07/30/2025 BY SYS