PT OF GOV LOTS 7 & 8
IN SEC 30 & 38 EAST OF
ST MARYS HGTS OR 62/308

DINWIDDIE TODD C & CHANNELL D
28129 DAVIS ROAD
HILLIARD, FL 32046

2025

30-4N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

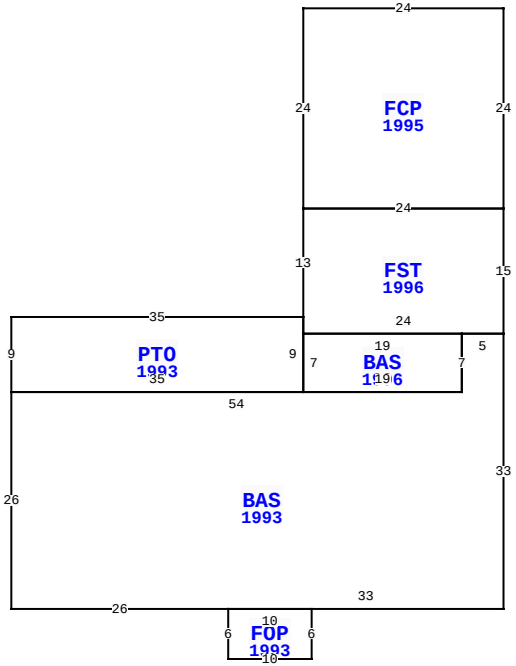
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,569	100	1993	1,569	118,205
BAS	133	100	1996	133	10,020
FCP	576	25	1995	144	10,849
FOP	60	30	1993	18	1,356
FST	360	55	1996	198	14,917
PTO	315	5	1993	16	1,205
TOTALS	3,013			2,078	156,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	122.5000	122.50	254,555	1967	1967	0	0	0	38.50	61.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1702 HX Base Yr 2008



28129 DAVIS RD, 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		156,551
TOTAL MARKET OB/XF VALUE		2,903
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		267,454
SOH/AGL Deduction		150,977
ASSESSED VALUE		116,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,755
TOTAL JUST VALUE		267,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952032	CARPORT	4,896	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1707	8/13/2007	WD	Q	I		210,000
GRANTOR: WEBBER ROBERT G & SAR						
GRANTEE: DINWIDDIE TODD C &						
0702/1133	4/18/1994	PR	Q	I		69,900
GRANTOR: DAVIS VIRGIL P/R						
GRANTEE: WEBBER ROBERT & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1995] W24 S24 FST=[YR=1996] S13 PTO=[YR=1993] W35 S9 BAS=[YR=1993] S26 E26 FOP=[YR=1993] S6 E10 N6 W10$ E33 N33 W5 BAS=[YR=1996] W19 S7 E19 N7$ S7 W54$ E35 N9$ S2 E24 N15 W24$ E24 N24$.

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	0810	CONCRETE A	0	100	0	0	243.00	SF	6.50	6.50	100	1967	1967	3	20	316	
2	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	100	1998	1998	3	73	778	
3	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
4	0681	POLE SHED	0	100	30	23	690.00	SF	11.25	11.25	100	1987	1987	3	20	1,553	

LAND DESCRIPTION

TOTAL OB/XF 2,903

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.40 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS