



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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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	1,352	100	1993	1,352	115,150
FEP	187	80	1993	150	12,776
FSP	154	40	1993	62	5,281
FSP	240	40	1993	96	8,176
TOTALS	1,933			1,660	141,382

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	0	0	0	1,159.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	1.11	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,660	102.0000	102.00	169,320	1982	1987	0	0	16.50	83.50
1 SINGLE FAM - 0% - 2024											
Heated Area: 1352 HX Base Yr											
BLD DATE: 05/21/2025 MLU											
XF DATE: 05/21/2025 MLU											
INC DATE: 05/21/2025 MLU											

28053 ROUNDUP PL, HILLIARD											
TOTAL OB/XF 5,452											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			141,382
TOTAL MARKET OB/XF VALUE			5,452
TOTAL LAND VALUE - MARKET			49,950
TOTAL MARKET VALUE			196,784
SOH/AGL Deduction			5,753
ASSESSED VALUE			191,031
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,031
TOTAL JUST VALUE			196,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4598	XFOB	612	01/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/425	6/16/2023	QC	U	I	11	100	
GRANTOR: CALHOUN JEAN							
GRANTEE: CALHOUN MICHAEL							
1400/0749	3/30/2006	QC	Q	I	01	100	
GRANTOR: MCKINNON GEORGE I &							
GRANTEE: MCKINNON GEORGE I &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 FSP=[YR=1993] N12 W20 S12 E20\$ W28 S1 FSP=[YR=1993] W11 S14 E11 N14\$ S25 E13 FEP=[YR=1993] S11 E17 N11 W17\$ E39 N26\$.											