PT GOVT LOT 3 OF SEC 30-4N-24E
IN OR 1663/1170
{R787730 & R787731}

CALHOUN JEAN P L/E/
PO BOX 5
HILLIARD, FL 32046

2025

30-4N-24-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

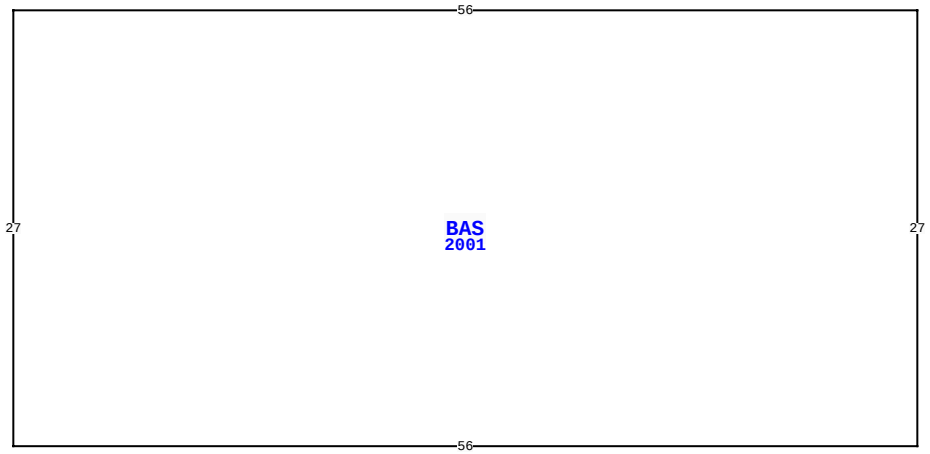
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2001	1,512	72,915
TOTALS	1,512			1,512	72,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	135.0800	114.82	173,608	1994	1999	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



28101 ROUNDUP 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	116,203
TOTAL MARKET OB/XF VALUE	3,292
TOTAL LAND VALUE - MARKET	45,900
TOTAL MARKET VALUE	165,395
SOH/AGL Deduction	8,100
ASSESSED VALUE	157,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,295
TOTAL JUST VALUE	165,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013451	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/917	4/24/2025	QC	U	I	11	100
GRANTOR: CALHOUN MICHAEL						
GRANTEE: CALHOUN JEAN PATRIC						
2784/907	4/24/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	1988	1988	3	20	273	
2	1242	WD DECK A	0	0	0	0	496.00	SF	10.00	10.00	100	2006	2006	3	24	1,190	
3	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	2006	2006	3	24	965	
4	0681	POLE SHED	0	0	8	18	144.00	SF	15.00	15.00	100	2006	2006	3	40	864	

LAND DESCRIPTION

TOTAL OB/XF 3,292

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	0	0005	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

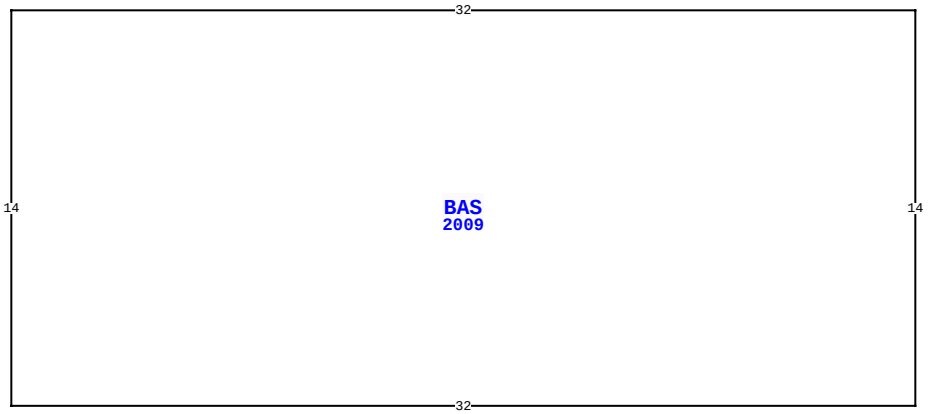
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	2009	448	43,288
TOTALS	448			448	43,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	448	105.6000	105.60	47,309	2006	2006	0	0	0	8.50	91.50

3 SINGLE FAM – 0% - 0 Heated Area: 448 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: CALHOUN JEAN PATRIC						
2784/907	4/24/2025	LE	U	I	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W32 S14 E32 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS