IN OR 2509/1015
EX 13-4

MILLINER LORI GAIL
5 GREENLEAF DRIVE
TROPHY CLUB, TX 76262

2025

30-4N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

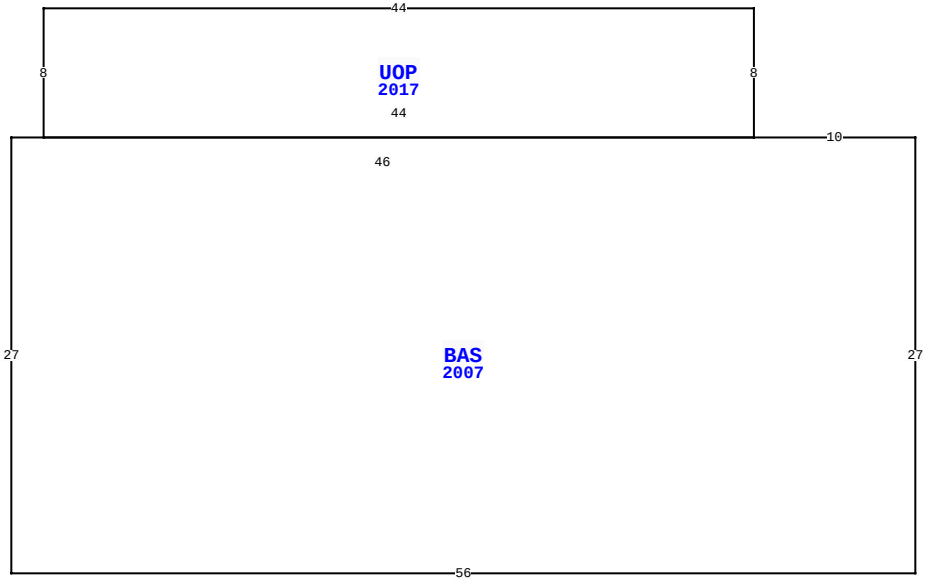
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	2007	1,512	63,335
UOP	352	25	2017	88	3,686
TOTALS	1,864			1,600	67,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,600	123.2000	104.72	167,552	1998	1998	0	0	0	60.00	40.00

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



BLD DATE	02/27/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

28121 JACKSON TRL, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	67,021
TOTAL MARKET OB/XF VALUE	3,020
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	115,491
SOH/AGL Deduction	11,866
ASSESSED VALUE	103,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,625
TOTAL JUST VALUE	115,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310727	NEW CONSTR	0	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1015	10/27/2021	WD	Q	I	01	95,000
GRANTOR: HEAPE JONATHAN						
GRANTEE: MILLINER LORI GAIL						
1673/1826	10/23/2009	WD	U	I	40	70,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: HEAPE JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 UOP=[YR=2017] N8 W44 S8 E44$ W46 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	0	11	10	110.00	SF	10.00	10.00	100	2002	2002	3	20	220	

LAND DESCRIPTION

TOTAL OB/XF 3,020

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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS