

ROZIER ROBERT
28104 JACKSON TRAIL
HILLIARD, FL 32046

30-4N-24-0000-0013-0010

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

08SHT VINYL 100

03CENTRAL 100

04AIR DUCTED 100
4 100

2 100

02WOOD FRAME 100
0 0 100

0 100

05Quality Level 05

0200MOBILE HOME

MKT AREA09

9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,24810020081,248108,838

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,248136.8000116.28145,117200820150025.0075.00

1 M/H 94+ - 0% - 0Heated Area: 1248HX Base Yr

BAS2008

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE108,838

TOTAL MARKET OB/XF VALUE1,853

TOTAL LAND VALUE - MARKET45,450

TOTAL MARKET VALUE156,141

SOH/AGL Deduction8,070

ASSESSED VALUE148,071

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE148,071

TOTAL JUST VALUE156,141

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE134,610

PERMIT NUMDESCRIPTIONAMTISSUED

C5076C0 ISSUED006/01/2008

MH5076MH MOVE-ON006/01/2008

P13248OTHER006/01/2008

E20713ELEC OTHER004/01/2008

M13775MECH OTHER004/01/2008

B15678FOUNDATION1,95007/01/2005

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / I RSN CD SALE PRICE

2268/04434/05/2019WDQI01129,000

GRANTOR:HOGAN LARRY & SHERRY

GRANTEE:ROZIER ROBERT

2001/17068/31/2015SWUI1825,000

GRANTOR:SECRETARY OF HOUSING

GRANTEE:HOGAN LARRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S26 E48 N26\$.

EXTRA FEATURES

28104 JACKSON TRL, HILLIARD

BLD DATEXF DATEINC DATE12/31/2008JHLGL DATELAND DATEAG DATE05/21/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A001818324.00SF6.506.50100200820083881,853

LAND DESCRIPTION

TOTAL OB/XF1,853

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00007OR0.000.001.01AC1.001.001.0045,000.0045,000.0045,450

REVIEW DATE06/27/2019BYTWTotal Acres: 1.01Total Land Value: 45,450Market: 0Agricultural: 0Common: 45,450PRINTED 07/30/2025 BY SYS