IN OR 2735/1521

PIPELINE FINANCIAL SOLUTIONS LLC
731 DUVAL STATION RD STE 107-3
JACKSONVILLE, FL 32218

2025

30-4N-24-0000-0013-0040

NASSAU COUNTY PROPERTY

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 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

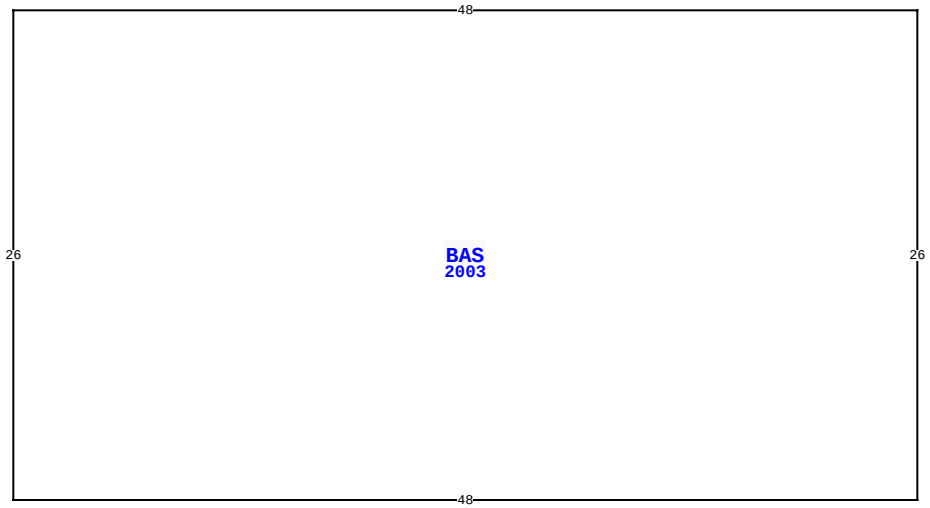
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2003	1,248	57,691
TOTALS	1,248			1,248	57,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	123.6000	105.06	131,115	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2025 Heated Area: 1248 HX Base Yr



28089 JACKSON TRL, 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	57,691
TOTAL MARKET OB/XF VALUE	2,053
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	105,194
SOH/AGL Deduction	0
ASSESSED VALUE	105,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,194
TOTAL JUST VALUE	105,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1521	9/03/2024	SW	U	I	11	100
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: PIPELINE FINANCIAL						
2735/1508	9/03/2024	SW	U	I	18	108,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PIPELINE FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S26 E48 N26$.

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	0751	UOP	0	0	16	10	160.00	SF	10.00	10.00	100	2003	2003	3	30	480	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	21.30	21.30	100	2003	2003	3	20	613	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2003	2003	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 2,053

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS