LOT 5
IN OR 1006/1227
ST MARYS HEIGHTS SUB PB 3/36

KROLIKOWSKI JENNIFER M
PO BOX 1014
HILLIARD, FL 32046

2025

30-4N-24-2740-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

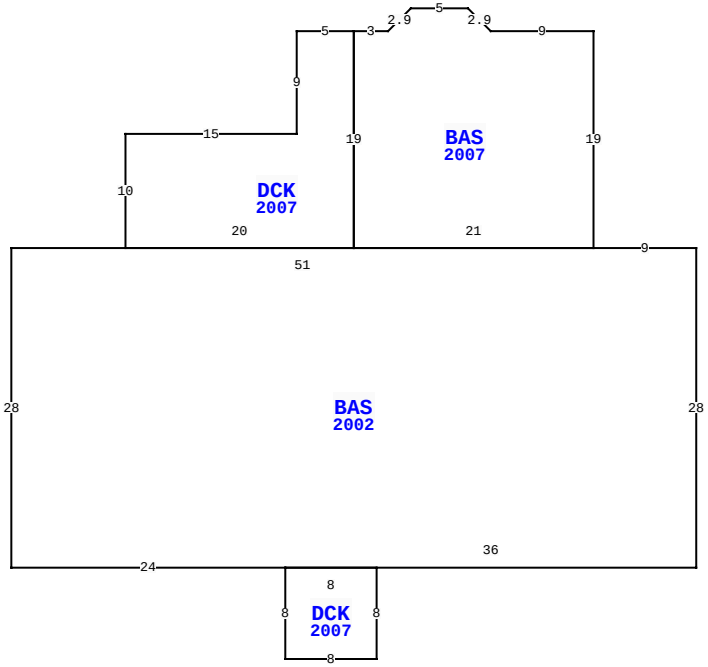
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	1,680	100	2002	1,680	83,967
BAS	413	100	2007	413	20,642
DCK	64	15	2007	10	500
DCK	245	15	2007	37	1,850
TOTALS	2,402			2,140	106,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,140	117.6000	99.96	213,914	2001	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2005 Heated Area: 2093 HX Base Yr



BLD DATE	12/26/2007 KW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

28063 JACKSON TRL, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		184,656
SOH/AGL Deduction		28,155
ASSESSED VALUE		156,501
TOTAL EXEMPTION VALUE	13	156,501
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		184,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0616947	ADDITION	35,000	04/01/2006
E17173	OTHER	600	04/01/2006
B16949	GARAGE	15,180	01/01/2006
R08802	REPAIR/RRF	2,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1006/1227	9/06/2001	WD	U	V	07	100
GRANTOR: PETERS ROBERT						
GRANTEE: KROLIKOUSKI RAYMOND						
1001/1343	8/07/2001	WD	Q	I		23,000
GRANTOR: PETERS ROBERT						
GRANTEE: KROLIKOWSKI RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W9 BAS=[YR=2007] N19 W9 L2 U2 W5 D2 L2 W3
DCK=[YR=2007] W5 S9 W15 S10 E20 N19$ S19 E21 $ W51 S28 E24
DCK=[YR=2007] S8 E8 N8 W8$ E36 N28 $.

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
1	000100	C	RES	100	0007	OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

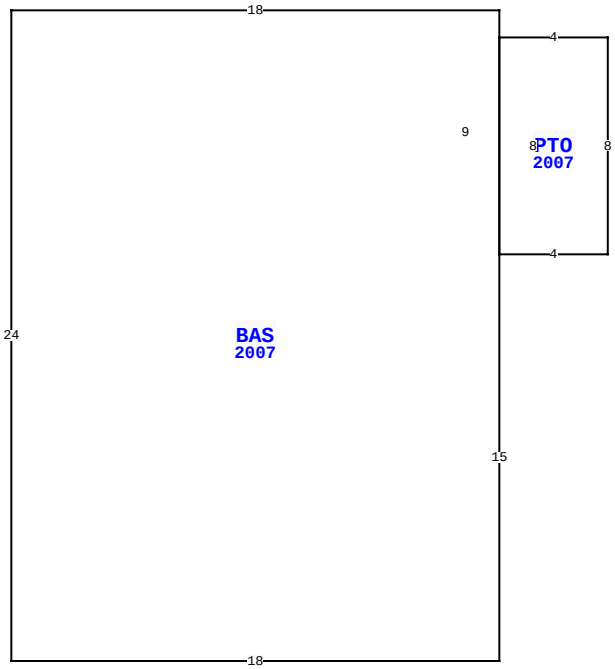
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2007	432	7,016
PTO	32	5	2007	2	33
TOTALS	464			434	7,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	434	57.7500	21.37	9,275	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2005 Heated Area: 432 HX Base Yr



28063 JACKSON TRL, HILLIARD

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1001/1343	8/07/2001	WD	Q	I		23,000
GRANTOR: PETERS ROBERT						
GRANTEE: KROLIKOWSKI RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 S24 E18 N15 PTO=[YR=2007] E4 N8 W4 S8 $ N9$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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