LOT 6
IN OR 2051/3
ST MARYS HEIGHTS SUB PB 3/36

SHEFFIELD SANDRA M
28167 WASHOUT WAY
HILLIARD, FL 32046

2025

30-4N-24-2740-0006-0000

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

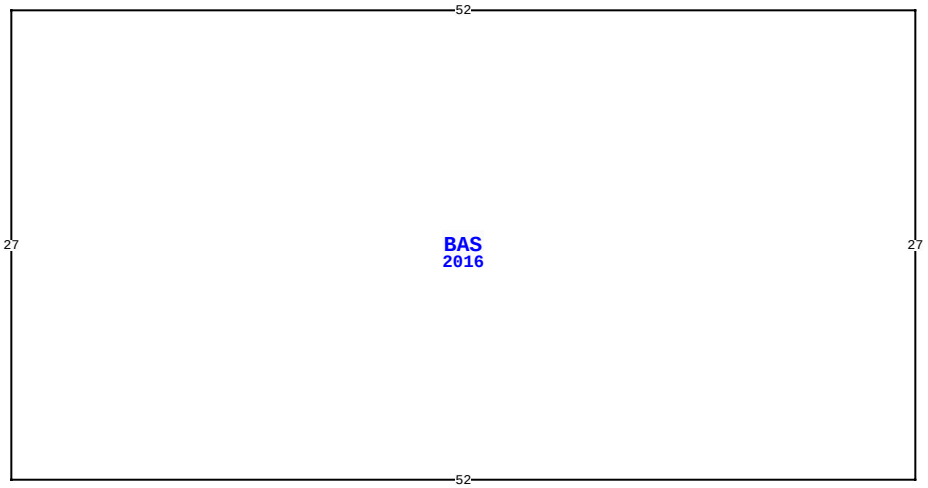
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2016	1,404	111,511
TOTALS	1,404			1,404	111,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	99.28	139,389	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



28019 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	111,511
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,650
TOTAL MARKET VALUE	182,161
SOH/AGL Deduction	26,370
ASSESSED VALUE	155,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,791
TOTAL JUST VALUE	182,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165792	CO ISSUED	0	10/31/2016
MH165792	MH MOVE-ON	0	10/01/2016
B1632955	DEMOLITION	0	08/31/2016
MH013697	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/0003	6/03/2016	QC	U	I	11	100
GRANTOR: SHEFFIELD PHILIP III						
GRANTEE: SHEFFIELD SANDRA M						
1477/1037	2/08/2007	QC	Q	I	01	100
GRANTOR: SHEFFIELD PHILIP E II						
GRANTEE: SHEFFIELD PHILIP E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 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

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	0	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