PT OF LOT 63
IN OR 745/1914 &
CASE #2011-CP-000033

TROUILLE TERRY PATRICK
28098 SHUTTER TRAIL
HILLIARD, FL 32046

2025

31-4N-24-2020-0063-0010

BUILDING CHARACTERISTICS

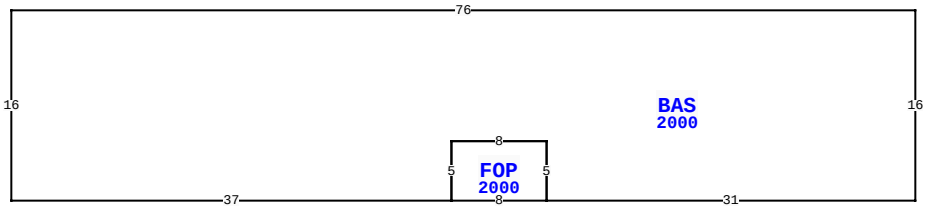
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,176	100	2000	1,176	49,020
FOP	40	30	2000	12	500
TOTALS	1,216			1,188	49,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	122.6000	104.21	123,801	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1176 HX Base Yr



553144 US HY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0350	CARPORT WD	0	0	10	14	140.00	SF	9.75	9.75	100	1980	1980	3	20	273	
2	0510	GARAGE WD-	0	0	24	26	624.00	SF	35.00	35.00	100	1996	1996	3	23	5,023	
3	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	1996	1996	3	70	1,602	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	58,579
TOTAL MARKET OB/XF VALUE	6,898
TOTAL LAND VALUE - MARKET	101,100
TOTAL MARKET VALUE	166,577
SOH/AGL Deduction	40,958
ASSESSED VALUE	125,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,619
TOTAL JUST VALUE	166,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992800	MH MOVE-ON	0	08/01/1999
B9603038	XFOB	2,448	03/01/1996
B9603039	GARAGE	10,608	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/1914	12/08/1995	WD	Q	I	01	100
GRANTOR: TROUILLE BERTHA						
GRANTEE: TROUILLLE BERTHA OR						
0633/1198	8/16/1991	WD	Q	I	01	100
GRANTOR: GEIGER LEO F P/R						
GRANTEE: TROUILLE BERTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S16 E37 FOP=[YR=2000] E8 N5 W8 S5 $ N5 E8 S5 E31 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 6,898

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	3.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	101,100							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 3.37 Total Land Value: 101,100 Market: 0 Agricultural: 0 Common: 101,100 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

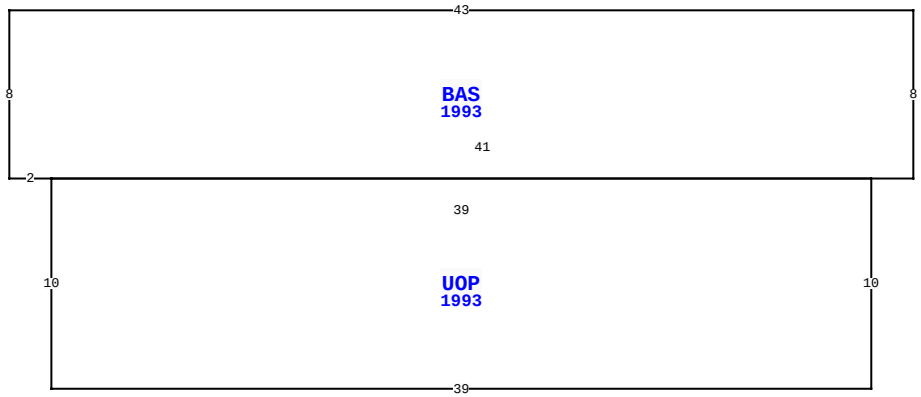
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	344	100	1993	344	7,051
UOP	390	25	1993	98	2,009
TOTALS	734			442	9,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	442	85.4000	68.32	30,197	1957	1957	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 344 HX Base Yr



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TOTAL MARKET VALUE	166,577
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ASSESSED VALUE	125,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,619
TOTAL JUST VALUE	166,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: TROUILLE BERTHA						
GRANTEE: TROUILLLE BERTHA OR						
0633/1198	8/16/1991	WD	Q	I	01	100
GRANTOR: GEIGER LEO F P/R						
GRANTEE: TROUILLE BERTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S8 E2 UOP=[YR=1993] S10 E39 N10 W39 $ E41 N8 $.

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

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