

LOT 2
DAVIDON EAST PB 5/278
ESMT IN OR 2556-1115

POTTER CHRISTIAN MICHAEL & DARBY KAY
28100 DAVIDON PL
HILLIARD, FL 32046

2025

32-4N-24-0310-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	20	FACE BRICK 100	0900	01	2,313	115.2480	152.13	351,877	2022	2022	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024													Heated Area: 1877													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA												09														
NEIGHBORHOOD/LOC			9007.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,877	100	2022	1,877	281,265																								
FGR	625	55	2022	344	51,548																								
FOP	120	30	2022	36	5,395																								
FOP	187	30	2022	56	8,391																								
TOTALS			2,809	2,313	346,599																								
EXTRA FEATURES						28100 DAVIDON PL, HILLIARD																							
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												
1	0812	CONCRETE C	0	100	0	0	2,270.00	SF	4.00	4.00	100	2022	2022	3	99	8,989													
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980													
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2025	2024	100		6,000													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450												
REVIEW DATE 07/02/2024 BY WW Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS																													