



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,477	100	1996	1,477	177,552
FGR	582	55	1996	320	38,467
FOP	112	30	1996	34	4,087
FSP	372	40	1996	149	17,911
TOTALS	2,543			1,980	238,018

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,182.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	15	9	135.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.04	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,980	110.0540	145.27	287,635	1996	2001	0	0	0	17.25
1 SNGL FAM - 100% - 1997											
Heated Area: 1477											
HX Base Yr 1997											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
28092 DAVIDON PL, HILLIARD											
05/21/2025 MLU											

TOTAL OB/XF											
6,380											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,018	
TOTAL MARKET OB/XF VALUE		6,380	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		291,198	
SOH/AGL Deduction		172,611	
ASSESSED VALUE		118,587	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		67,865	
TOTAL JUST VALUE		291,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007039	XFOB	2,000	04/01/2000
B9602604	NEW CONSTR	70,000	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2580/1377	7/20/2022	LE	U	I	11	100	
GRANTOR: COX JOHN B & WANDA MA							
GRANTEE: COX FAMILY TRUST							
2165/0954	12/13/2017	QC	U	I	11	100	
GRANTOR: COX FAMILY TRUST ET A							
GRANTEE: COX JOHN B & WANDA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W26 FSP=[YR=1996] N12 W31 S12 FGR=[YR=1996] W14 S29 E18 N9 E3 N20 W7\$ E31\$ W24 S20 W3 S9 E22 FOP=[YR=1996] S7 E16 N7 W16\$ E31 N29 \$.											