

ADAMS KYLE & LAUREN/
28233 FORT KNOX PL
HILLIARD, FL 32046

32-4N-24-2020-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme04DIST 01 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,68010019931,68089,123

FOP80302006241,273

TOTALS1,7601,70490,397

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,704122.800098.24167,401198420050046.0054.00

M/H 93- - 100% - 2022Heated Area: 1680HX Base Yr 2022

BAS1993

FOP2006

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE107,939

TOTAL MARKET OB/XF VALUE309

TOTAL LAND VALUE - MARKET174,330

TOTAL MARKET VALUE282,578

SOH/AGL Deduction80,547

ASSESSED VALUE202,031

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE151,309

TOTAL JUST VALUE282,578

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE268,965

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2666/19499/11/2023QC U I 11100

GRANTOR: ADAMS JAMES T II & MI

GRANTEE: ADAMS KYLE THOMAS &

2452/18222/22/2021WD Q I 01195,000

GRANTOR: DENMARK LARRY & LINDS

GRANTEE: ADAMS KYLE & LAUREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E36 FOP=[YR=2006] S8 E10 N8 W10\$ E24 N28\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000007OR0.000.008.94AC1.001.001.0019,500.0019,500.00174,330

EXTRA FEATURES

28233 FT KNOX PL, HILLIARD

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

6.5010020212021399309

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000007OR0.000.008.94AC1.001.001.0019,500.0019,500.00174,330

REVIEW DATE10/18/2023BYWWA

Total Acres: 8.94Total Land Value: 174,330Market: 0Agricultural: 0Common: 174,330

PRINTED 07/30/2025 BY SYS

ADAMS KYLE & LAUREN/
28233 FORT KNOX PL
HILLIARD, FL 32046

32-4N-24-2020-0026-0000

[illegible]