PT SE1/4 OF NE1/4 &
PT NE1/4 OF SE1/4
IN OR 641/712 PARCEL 2

CAMPBELL SABRINA
58437 COOPERS NECK ROAD
HILLIARD, FL 32046

2025

35-4N-25-0000-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

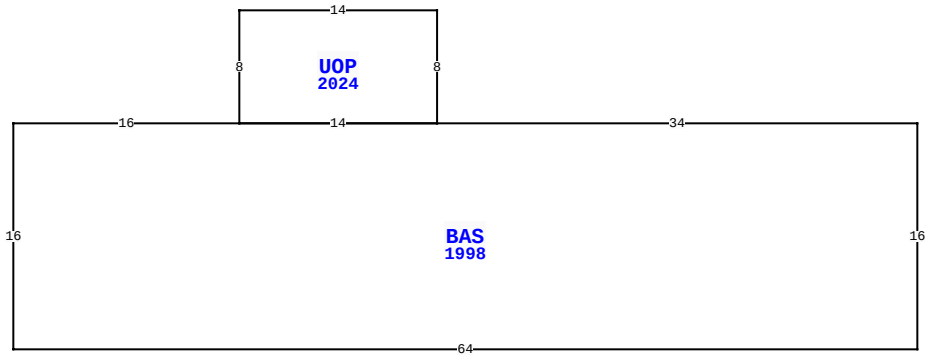
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1998	1,024	53,617
UOP	112	25	2024	28	1,466
TOTALS	1,136			1,052	55,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,052	123.2000	104.72	110,165	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1999 Heated Area: 1024 HX Base Yr 1999



58437 COOPERS NECK RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,082
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		110,955
TOTAL MARKET VALUE		166,437
SOH/AGL Deduction		62,415
ASSESSED VALUE		104,022
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,300
TOTAL JUST VALUE		166,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1642	6/17/2024	QC	U	I	11	100
GRANTOR: CAMPBELL SABRINA						
GRANTEE: CAMPBELL SABRINA						
2710/646	5/06/2024	QC	U	I	11	100
GRANTOR: CAMPBELL SABRINA BOUR						
GRANTEE: CAMPBELL SABRINA BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W34 W14 W16 S16 E64 N16 $
UOP=[YR=2024;ORIG=-48,0] E14 N8 W14 S8 $
.

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	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,695							
2	000100	C	RES	100		OR	0.00	0.00	4.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	91,260							

REVIEW DATE 05/09/2024 BY TWA Total Acres: 5.69 Total Land Value: 110,955 Market: 0 Agricultural: 0 Common: 110,955 PRINTED 07/30/2025 BY SYS