PT WM HOGAN GRANT SEC 38 PAR 1
& PT THOMAS PREVALL GRANT
SEC'S 47 & 48 PAR 2

WALKER JEREMY LOUIS
28683 DAVIS RD
HILLIARD, FL 32046

2025

38-4N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

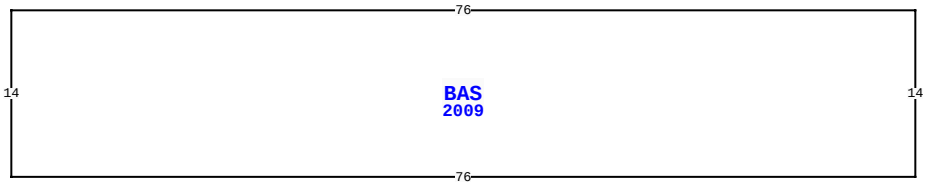
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2009	1,064	28,652
TOTALS	1,064			1,064	28,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	112.2000	89.76	95,505	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1064 HX Base Yr 2022



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,652
TOTAL MARKET OB/XF VALUE		1,308
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		63,710
SOH/AGL Deduction		20,375
ASSESSED VALUE		43,335
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,335
TOTAL JUST VALUE		63,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5242	CO ISSUED	0	01/07/2010
M14994	MECH OTHER	0	01/01/2010
MH095242	MH MOVE-ON	0	12/01/2009
P14071	OTHER	0	12/01/2009
E22230	ELEC OTHER	0	11/01/2009
MH064776	MH MOVE-ON	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0478	9/15/2021	WD	U	I	11	100
GRANTOR: LEE LINDA J & THOMAS						
GRANTEE: WALKER JEREMY L						
2021/0269	5/05/2015	CD	U	I	40	22,000
GRANTOR: LEE LINDA J & GAIL LE						
GRANTEE: WALKER JEREMY LOUIS						

BLD DATE	12/06/2007 KW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

28683 DAVIS RD, HILLIARD

BUILDING NOTES

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	0752	USP	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	32	768	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	20.10	20.10	100	2004	2004	3	21	540	

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,308

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	0.75	45,000.00	33,750.00	33,750							

REVIEW DATE 07/29/2020 BY TWA Total Acres: 1.00 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 07/30/2025 BY SYS