

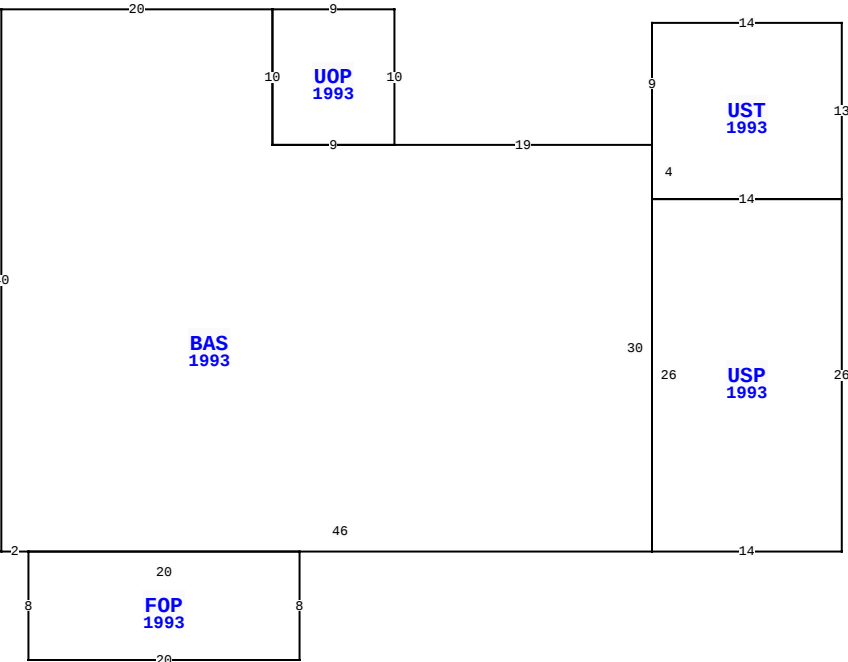
PT WILLIAM HOGAN GRANT
SEC 38-4N-24E IN OR 132/210
(EX OR 2390/1208 & EX PT IN OR 2

DAVIS GARY C & VIRGINIA M
28158 DAVIS RD
HILLIARD, FL 32046

2025

38-4N-24-0000-0003-0000



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	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 100	0100	01	1,897	93.0000	93.00	176,421	1959	1964	0	0	0	22.25	77.75	4																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1981												Heated Area: 1640										HX Base Yr 1981										
Roof Cover	12	MODULAR MT 100													VALUATION BY										STANDARD										
Interior Wall	05	DRYWALL 100													Tax Group: 4										Tax Dist:										
Interior Floo	08	SHT VINYL 60													BUILDING MARKET VALUE										158,313										
Interior Floo	14	CARPET 40													TOTAL MARKET OB/XF VALUE										55,613										
Air Condition	01	NONE 100													TOTAL LAND VALUE - MARKET										447,300										
Heating Type	01	NONE 100													TOTAL MARKET VALUE										343,968										
Bedrooms		3 100													SOH/AGL Deduction										198,586										
Bathrooms		1.5 100													ASSESSED VALUE										145,382										
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE										50,722										
Stories	1.	1. 100													BASE TAXABLE VALUE										94,660										
Units	0	0 100											TOTAL JUST VALUE										661,226												
BUD8 Adjustme	04	DIST 01 100											NCON VALUE										0												
Occupancy	00	NONE 100											INCOME VALUE																						
Quality		03	Quality Level 03												PREVIOUS YEAR MKT VALUE										438,537										
DOR CODE		5000		IMPROVED AG																															
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	1,640	100	1993	1,640	118,584																														
FOP	160	30	1993	48	3,471																														
UOP	90	20	1993	18	1,302																														
USP	364	30	1993	109	7,882																														
UST	182	45	1993	82	5,929																														
TOTALS		2,436			1,897	137,167																													
EXTRA FEATURES						28158 DAVIS RD, HILLIARD																													

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