LOTS 1 2 3 4 PT OR 1731/403 &
IN OR 2188/1372
E1/2 CLOSED RD PT OR 566-383

TROUILLE ALTON
28979 SUNDBERG RD
HILLIARD, FL 32046

2025

39-3N-23-2080-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	399,500
TOTAL MARKET VALUE	28,975
SOH/AGL Deduction	0
ASSESSED VALUE	28,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,975
TOTAL JUST VALUE	399,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/1372	3/30/2018	QC	U	V	11	100
GRANTOR: TROUILLE MIKE A						
GRANTEE: TROUILLE ALTON						
1731/0403	3/25/2011	WD	U	V	30	100
GRANTOR: TROUILLE ALTON						
GRANTEE: TROUILLE MIKE A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	685.00	685.00	27,400							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	225.00	225.00	1,575							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	47.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	399,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 47.00 Total Land Value: 28,975 Market: 399,500 Agricultural: 28,975 Common: 0 PRINTED 07/30/2025 BY SYS