PT LOT 27 E OF CNTY RD 121
IN OR 2188/1376 & W1/2 CLOSED
RD PT OR 566/383

TROUILLE ALTON
28979 SUNDBERG RD
HILLIARD, FL 32046

2025

39-3N-23-2080-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

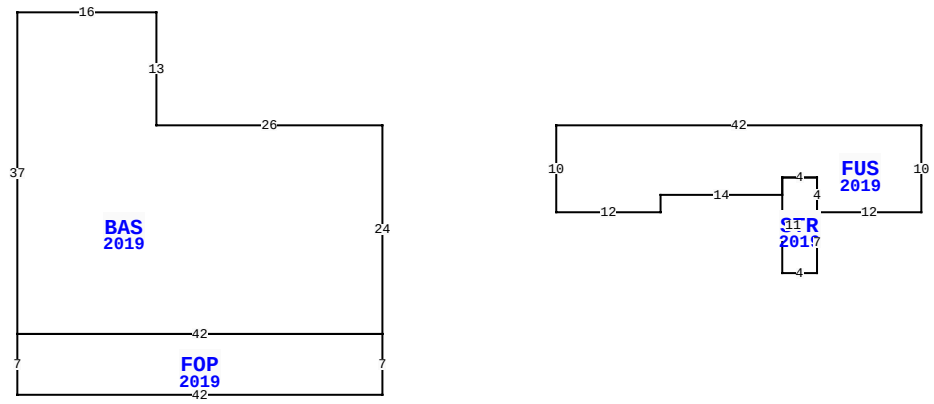
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2019	1,216	164,225
FOP	294	30	2019	88	11,884
FUS	376	100	2019	376	50,781
STR	44	10	2019	4	540
TOTALS	1,930			1,684	227,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,684	104.4000	137.81	232,072	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1592 HX Base Yr



170221 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,431
TOTAL MARKET OB/XF VALUE	3,447
TOTAL LAND VALUE - MARKET	500,500
TOTAL MARKET VALUE	335,800
SOH/AGL Deduction	26,683
ASSESSED VALUE	309,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,117
TOTAL JUST VALUE	731,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012941	CO ISSUED	0	12/23/2019
19004939	NEW CONSTR	155,830	05/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1376	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

BAS=[YR=2019] W26 N13 W16 S37 FOP=[YR=2019] S7 E42 N7 W42$ E42 N24 $ PTR=E20 FUS=[YR=2019] E42 S10 W12 STR=[YR=2019] S7 W4 N11 E4 S4$ N4 W4 S2 W14 S2 W12 N10$ W20$.

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	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2019	2019	3	97	315	
2	0300	BOAT DCK W	0	0	18	5	90.00	SF	40.00	40.00	100	2019	2019	3	87	3,132	

LAND DESCRIPTION

TOTAL OB/XF 3,447

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	009530	C	POND	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	48.50	AC		1.00	1.00	1.00	685.00	685.00	33,222							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	50.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	429,250							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 53.00 Total Land Value: 104,922 Market: 429,250 Agricultural: 33,672 Common: 71,250 PRINTED 07/30/2025 BY SYS