LOT 5
SECS 41-4N-23 & 18-4N-24 &
41-4N-24 OR 700/1982

SHEFFIELD PHILIP E JR & SANDRA
28167 WASHOUT WAY
HILLIARD, FL 32046

2025

41-4N-23-1210-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

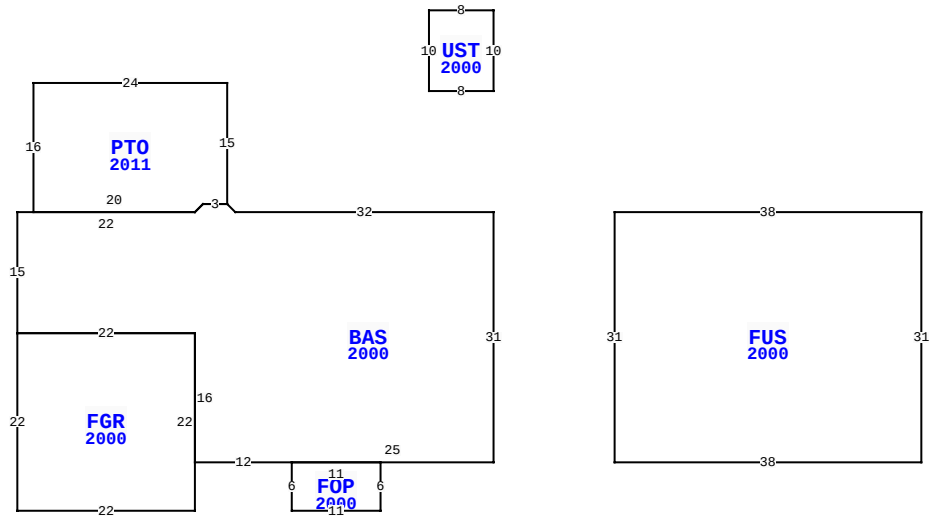
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	2000	1,481	184,298
FGR	484	55	2000	266	33,101
FOP	66	30	2000	20	2,489
FUS	1,178	100	2000	1,178	146,592
PTO	381	5	2011	19	2,364
UST	80	45	2000	36	4,480
TOTALS	3,670			3,000	373,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,000	109.3032	144.28	432,840	2000	2005	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 1995 Heated Area: 2659 HX Base Yr 1995



28167 WASHOUT WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,324
TOTAL MARKET OB/XF VALUE		27,727
TOTAL LAND VALUE - MARKET		864,390
TOTAL MARKET VALUE		484,116
SOH/AGL Deduction		242,560
ASSESSED VALUE		241,556
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		185,834
TOTAL JUST VALUE		1,265,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,159,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21688	ELEC OTHER	13,300	03/01/2009
B22326	OTHER	100,000	03/01/2009
B98	NEW CONSTR	109,000	01/01/1998
M972596	H/AC	0	11/01/1997
M972596	NEW CONSTR	0	10/01/1997
B974264	NEW CONSTR	109,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/1982	3/22/1994	WD	Q	I		160,000
GRANTOR: GANEY CURTIS ETAL TRU						
GRANTEE: SHEFFIELD PHILIP JR						
0700/1981	3/22/1994	WD	U	V	07	100
GRANTOR: SULLIVAN CLARENCE & B						
GRANTEE: TEMPLE GATE BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W32 U1 L1 PTO=[YR=2011] N15 W24 S16 E20 U1 R1 E3$ W3 D1 L1 W22 S15 FGR=[YR=2000] S22 E22 N22 W22 $ E22S16 E12 FOP=[YR=2000] S6 E11 N6 W11$ E25 N31 $ PTR= E15 FUS=[YR=2000] E38 S31 W38 N31 $ W15 $ PTR= N15 UST=[YR=2000] N10 W8 S10 E8 $ S15 $.

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	0510	GARAGE WD-	0	100	24	14	336.00	SF	26.95	26.95	100	1994	1994	3	20	1,811	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0803	ASPHALT C	0	100	633	8	5,064.00	SF	2.00	2.00	100	2005	2005	3	54	5,469	
4	0812	CONCRETE C	0	0	0	0	1,031.00	SF	4.00	4.00	100	2009	2009	3	89	3,670	
5	0424	CL FNC 6'	0	0	0	0	360.00	LF	20.00	20.00	100	2009	2009	3	74	5,328	
6	0511	GARAGE CB-	0	0	20	12	240.00	SF	40.00	40.00	100	2009	2009	3	89	8,544	

LAND DESCRIPTION

TOTAL OB/XF 27,727

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	121.98	AC		1.00	1.00	1.00	270.00	270.00	32,935							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	190.00	190.00	5,130							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	148.98	AC		1.00	1.00	1.00	5,500.00	5,500.00	819,390							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 149.98 Total Land Value: 83,065 Market: 819,390 Agricultural: 38,065 Common: 45,000 PRINTED 07/30/2025 BY SYS