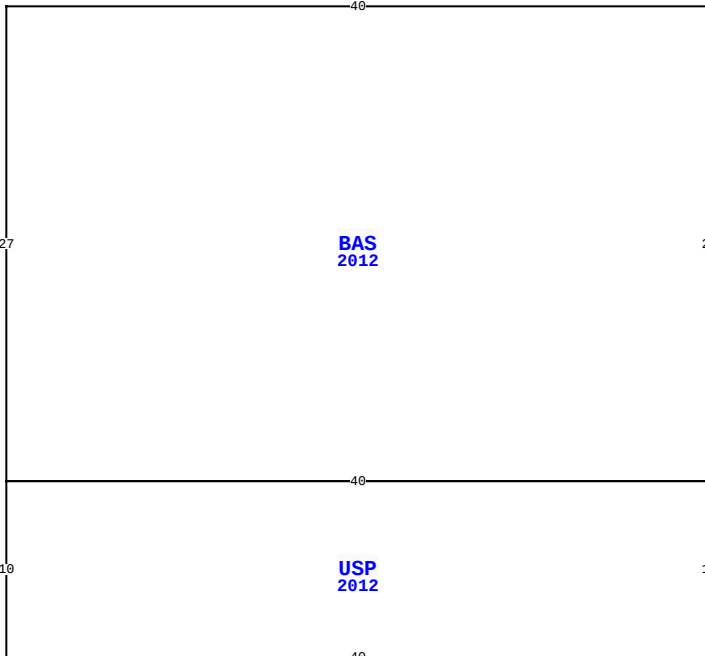


BRIGHT WILLIAM & ROSA/BRIGHT STEPHEN A & TERESA G
28222 COFFEE MILL LANE
HILLIARD, FL 32046

41-4N-23-1210-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																			
Exterior Wall	30	VINYL 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Roof Structure	03	GABLE/HIP 100								0820	02	1,280	115.8000	92.64	118,579	1989	1989		0		0	70.00	30.00																
Roof Cover	03	COMP SHNGL 100								1 M/H 93- - 50% - 2014										Heated Area: 1080										HX Base Yr 2014									
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 70																																					
Interior Floor	08	SHT VINYL 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	0	0 100																																					
Units		0 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		5600	TIMBERLAND 70-79																																				
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	1,080	100	2012	1,080	30,015																																		
USP	400	50	2012	200	5,558																																		
TOTALS		1,480			1,280	35,574	28222 COFFEE MILL LN, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU														
EXTRA FEATURES							XF DATE				LAND DATE				AG DATE		10/21/2024		KBA																				
L N	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	0751	UOP	0	0	21	14	294.00	SF	10.00	10.00	100	2000	2000	3	27	794																							
2	0510	GARAGE WD-	0	50	50	40	2,000.00	SF	35.00	35.00	100	1986	1986	3	20	14,000																							
3	0811	CONCRETE B	0	50	0	0	900.00	SF	5.20	5.20	100	1999	1999	3	75	3,510																							
4	0680	POLE SHED	0	50	30	20	600.00	SF	10.00	10.00	100	1991	1991	3	20	1,200																							
5	0811	CONCRETE B	0	50	0	0	780.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,413																							
6	0351	CARPORT MT	0	50	0	0	488.00	SF	10.00	10.00	100	1995	1995	3	20	976																							
7	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																							
8	0936	SEPTC TANK	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																							
9	1242	WD DECK A	0	50	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96																							
10	0351	CARPORT MT	0	50	27	12	324.00	SF	10.00	10.00	100	2001	2001	3	20	648																							
LAND DESCRIPTION							TOTAL OB/XF										35,637																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000																						
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	88.10	AC		1.00	1.00	1.00	390.00	390.00	34,359																						
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	100.00	AC		1.00	1.00	1.00	225.00	225.00	22,500																						
4	009400	C	RIGHT-OF-WAY	50		OR	0.00	0.00	17.20	AC		1.00	1.00	1.00	100.00	100.00	1,720																						
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	185.01	AC		1.00	1.00	1.00	3,000.00	3,000.00	555,030																						
REVIEW DATE	12/16/2024		BY	WW		Total Acres: 209.30				Total Land Value: 178,579				Market: 555,030				Agricultural: 56,859				Common: 121,720				PRINTED 07/30/2025 BY SYS													

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