IN OR 1556/679
1985 SEVI DW/MH
ESMT OR 1393/1651

ROSIER RAYMOND & JACQUELINE REVOCABLE TRUST
29856 PO ROAD
HILLIARD, FL 32046

2026

04-3N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

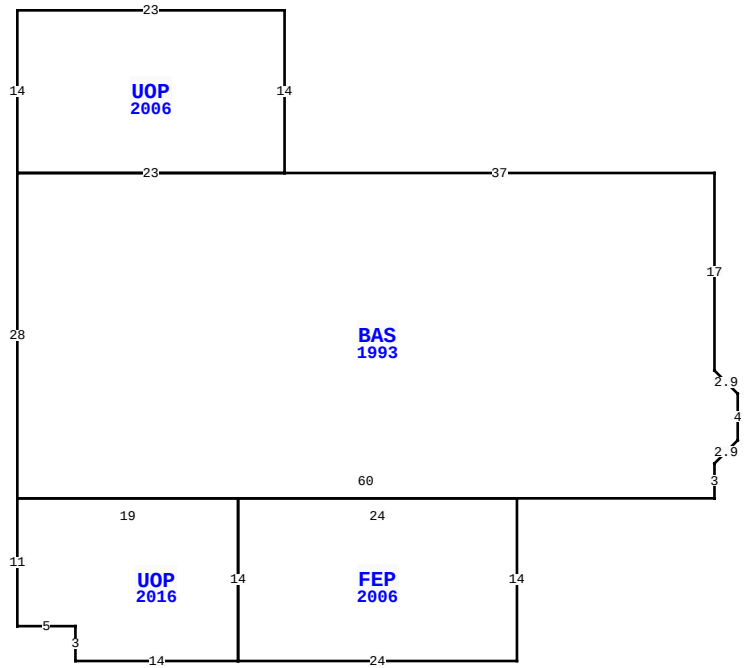
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1993	1,692	49,014
FEP	336	85	2006	286	8,285
UOP	322	25	2006	80	2,318
UOP	251	25	2016	63	1,825
TOTALS	2,601			2,121	61,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,121	113.6000	96.56	204,804	1985	1987	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1978 HX Base Yr 2024



29856 PO RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,109
TOTAL MARKET OB/XF VALUE		45,723
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		290,702
SOH/AGL Deduction		0
ASSESSED VALUE		290,702
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,291
TOTAL JUST VALUE		492,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165772	CO ISSUED	0	10/19/2016
MH165772	MH MOVE-ON	0	08/31/2016
M12734	MECH OTHER	0	03/01/2007
P12210	OTHER	0	03/01/2007
C4914	CO ISSUED	0	01/01/2007
MH4914	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/0679	3/18/2008	QC	Q	I	01	100
GRANTOR: ROSIER RAYMOND A & JA						
GRANTEE: ROSIER RAYMOND A &						
0492/0694	7/01/1986	WD	Q	V		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 UOP=[YR=2006] N14 W23 S14 E23 $ W23 S28
UOP=[YR=2016] S11 E5 S3 E14 FEP=[YR=2006] E24 N14 W24 S14$
N14 W19$ E60 N3 R2 U2 N4 U2 L2 N17$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080	
2	0510	GARAGE WD-	0	100	41	20	820.00	SF	26.95	26.95	100	1990	1990	3	20	4,420	
3	0680	POLE SHED	0	100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800	
4	0940	SHEDS/PORT	0	100	16	16	256.00	SF	21.30	21.30	100	1990	1990	3	20	1,091	
5	0751	UOP	0	100	14	10	140.00	SF	10.00	10.00	100	1990	1990	3	20	280	
6	0937	WELL	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000	
7	0936	SEPTC TANK	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000	
8	0751	UOP	0	100	16	9	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
9	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1985	1985	3	20	613	
10	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

TOTAL OB/XF 38,572

LAND DESCRIPTION

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	395.00	395.00	5,530							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	208,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 57,870 Market: 208,000 Agricultural: 5,870 Common: 52,000 PRINTED 07/09/2026 BY SYS

IN OR 1556/679
1985 SEVI DW/MH
ESMT OR 1393/1651

ROSIER RAYMOND & JACQUELINE REVOCABLE TRUST
29856 PO ROAD
HILLIARD, FL 32046

2026

04-3N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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	04	Quality Level 04

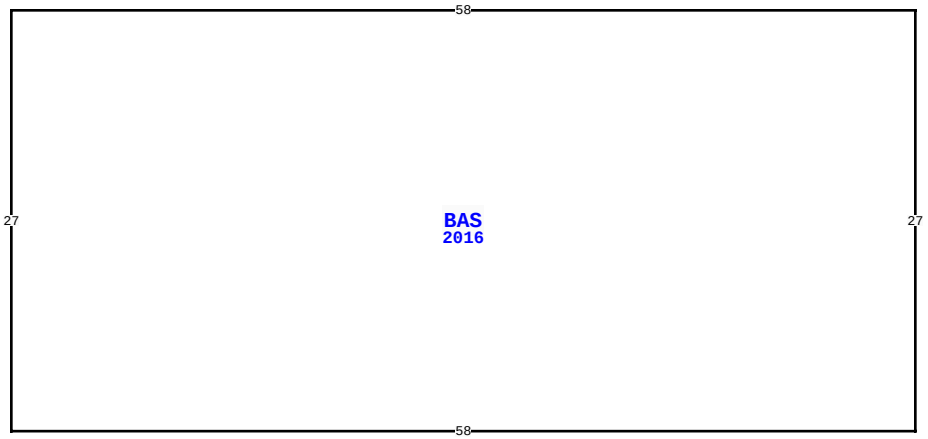
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2016	1,566	125,668
TOTALS	1,566			1,566	125,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	127.3800	114.64	179,526	2014	2014	0	0	0	30.00	70.00

2 M/H 94+ 100% - 2024 Heated Area: 1566 HX Base Yr 2024



29856 PO RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,109
TOTAL MARKET OB/XF VALUE		45,723
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		290,702
SOH/AGL Deduction		0
ASSESSED VALUE		290,702
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,291
TOTAL JUST VALUE		492,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4827	MH MOVE-ON	0	09/01/2006
M11939	MECH OTHER	0	08/01/2006
P11478	OTHER	0	08/01/2006
MH003063	MH MOVE-ON	0	04/01/2000
MH003063	MH MOVE-ON	0	04/01/2000
B941266	ADDITION	28,700	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/0679	3/18/2008	QC	Q	I	01	100
GRANTOR: ROSIER RAYMOND A & JA						
GRANTEE: ROSIER RAYMOND A &						
0492/0694	7/01/1986	WD	Q	V		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W58 S27 E58 N27$.

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
11	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
12	0680	POLE SHED	0	100	20	16	320.00	SF	10.00	10.00	100	2003	2003	3	29	928	
13	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2009	2009	3	31	223	

LAND DESCRIPTION

TOTAL OB/XF 7,151

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 57,870 Market: 208,000 Agricultural: 5,870 Common: 52,000 PRINTED 07/09/2026 BY SYS