LOT 11 (IN 5-4N-24 & 32-5N-24)
IN OR 1019/1486
PENNY HADDOCK ESTATES PB 5/338

SULLIVAN MARK W/LE TRANG
306 NICKLAUS DR
PORTLAND, TX 78374

2026

05-4N-24-1630-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

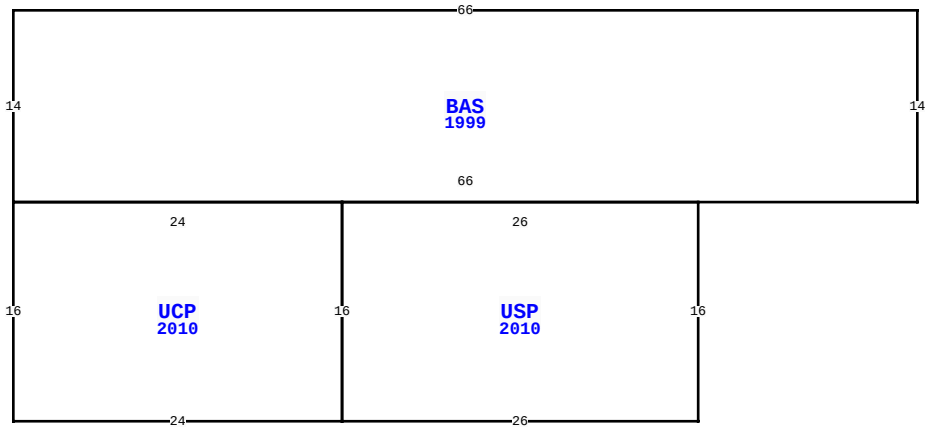
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	1999	924	27,143
UCP	384	20	2010	77	2,262
USP	416	50	2010	208	6,110
TOTALS	1,724			1,209	35,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,209	115.2000	97.92	118,385	1983	1988	0	0	0	70.00	30.00

2 M/H 93- 100% - 2022 Heated Area: 924 HX Base Yr



29233 TRAILS END PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,516
TOTAL MARKET OB/XF VALUE		5,547
TOTAL LAND VALUE - MARKET		247,000
TOTAL MARKET VALUE		59,823
SOH/AGL Deduction		8,874
ASSESSED VALUE		50,949
TOTAL EXEMPTION VALUE	13	50,949
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		288,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997
MH971713	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/947	3/31/2026	FJ	U	I	11	0
GRANTOR: SULLIVAN MARK F EST						
GRANTEE: SULLIVAN MARK W						
1019/1486	11/15/2001	QC	Q	I	01	100
GRANTOR: SULLIVAN MARK F & DEB						
GRANTEE: SULLIVAN MARK F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S14 UCP=[YR=2010] S16 E24 USP=[YR=2010] E26 N16 W26S16$ N16 W24$ E66 N14$.

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	1242	WD DECK A	0	100	12	8	96.00	SF	7.50	7.50	100	2001	2001	3	20	144	
2	0681	POLE SHED	0	100	29	12	348.00	SF	11.25	11.25	100	2001	2001	3	27	1,057	
3	0681	POLE SHED	0	100	29	12	348.00	SF	11.25	11.25	100	2001	2001	3	27	1,057	
4	0510	GARAGE WD-	0	100	29	16	464.00	SF	26.25	26.25	100	2001	2001	3	27	3,289	

LAND DESCRIPTION

TOTAL OB/XF 5,547

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	395.00	395.00	4,740							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	170.00	170.00	1,020							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	234,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 19.00 Total Land Value: 18,760 Market: 234,000 Agricultural: 5,760 Common: 13,000 PRINTED 07/09/2026 BY SYS