PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E PT OR 2428/626
(EX PT IN OR 1480/939) &

SORBER SHERRI L
22465 CR 121
HILLIARD, FL 32046

2026

10-2N-23-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

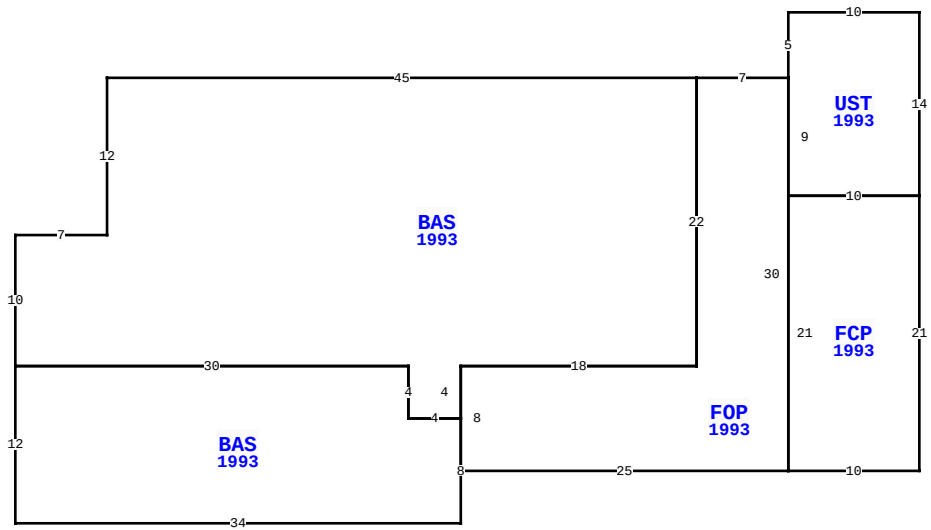
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	392	100	1993	392	11,276
BAS	1,076	100	1993	1,076	30,950
FCP	210	25	1993	52	1,496
FOP	354	30	1993	106	3,049
UST	140	55	1993	77	2,215
TOTALS	2,172			1,703	48,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,703	112.8000	95.88	163,284	1965	1965	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1468 HX Base Yr



3076 DOGWOOD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	91,122
TOTAL MARKET OB/XF VALUE	15,616
TOTAL LAND VALUE - MARKET	116,760
TOTAL MARKET VALUE	223,498
SOH/AGL Deduction	0
ASSESSED VALUE	223,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,498
TOTAL JUST VALUE	223,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260003905	REPLACEMENT NSFR	389,797	04/13/2026
B250011288	EXISTING STUCTURE	26,000	10/08/2025
6414	XFOB	1,027	04/18/1990
8002	MH MOVE-ON	18,500	12/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0626	1/07/2021	PR	U	I	19	100
GRANTOR: SORBER SHERRI L P/R O						
GRANTEE: SORBER SHERRI L						
1957/0829	11/30/2014	QC	U	I	11	100
GRANTOR: WILSON EVELENA						
GRANTEE: SORBER SHERRI LYNNE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 S5 FOP=[YR=1993] W7 BAS=[YR=1993] W45 S12 W7 S10BAS=[YR=1993] S12 E34 N8 W4 N4 W30 $ E30 S4 E4 N4 E18 N22$ S22 W18 S8 E25 FCP=[YR=1993] E10 N21 W10 S21$ N30$ S9 E10 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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	32	640	
4	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1989	1989	3	52	14,976	

LAND DESCRIPTION

TOTAL OB/XF 15,616

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	000100	C	RES	0	0004	OR	0.00	0.00	5.56	AC		1.00	1.00	1.00	21,000.00	21,000.00	116,760							

REVIEW DATE 06/17/2026 BY WW Total Acres: 5.56 Total Land Value: 116,760 Market: 0 Agricultural: 0 Common: 116,760 PRINTED 07/09/2026 BY SYS

PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E PT OR 2428/626
(EX PT IN OR 1480/939) &

SORBER SHERRI L
22465 CR 121
HILLIARD, FL 32046

2026

10-2N-23-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

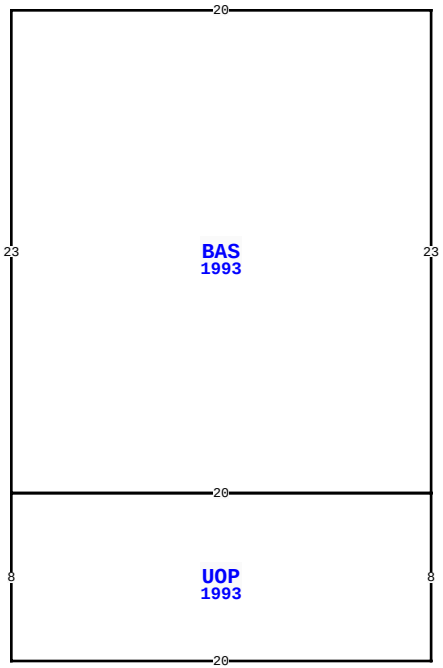
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	1993	460	14,683
UOP	160	20	1993	32	1,022
TOTALS	620			492	15,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	492	60.8000	63.84	31,409	1940	1940	0	0	0	50.00	50.00

3 SINGLE FAM 0% - 0 Heated Area: 460 HX Base Yr



3076 DOGWOOD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	91,122
TOTAL MARKET OB/XF VALUE	15,616
TOTAL LAND VALUE - MARKET	116,760
TOTAL MARKET VALUE	223,498
SOH/AGL Deduction	0
ASSESSED VALUE	223,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,498
TOTAL JUST VALUE	223,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0626	1/07/2021	PR	U	I	19	100
GRANTOR: SORBER SHERRI L P/R O						
GRANTEE: SORBER SHERRI L						
1957/0829	11/30/2014	QC	U	I	11	100
GRANTOR: WILSON EVELENA						
GRANTEE: SORBER SHERRI LYNNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S23 UOP=[YR=1993] S8 E20 N8 W20$ E20 N23$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/17/2026 BY WW Total Acres: 5.56 Total Land Value: 116,760 Market: 0 Agricultural: 0 Common: 116,760 PRINTED 07/09/2026 BY SYS

PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E PT OR 2428/626
(EX PT IN OR 1480/939) &

SORBER SHERRI L
22465 CR 121
HILLIARD, FL 32046

2026

10-2N-23-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

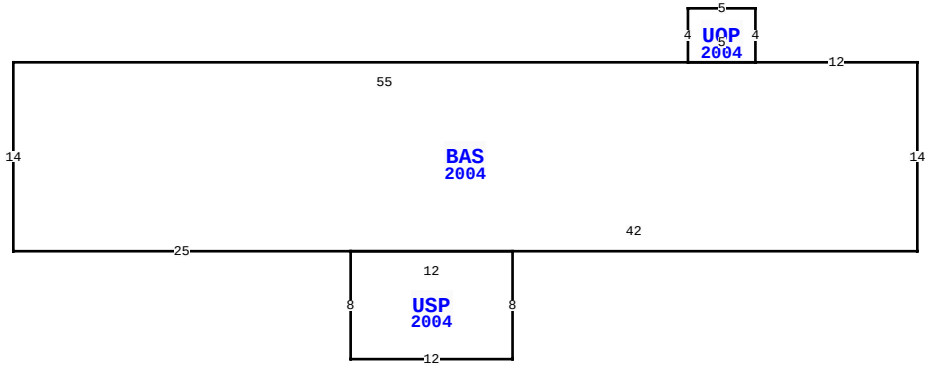
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	938	100	2004	938	25,019
UOP	20	25	2004	5	134
USP	96	50	2004	48	1,280
TOTALS	1,054			991	26,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	991	104.6000	88.91	88,110	1989	1989	0	0	0	70.00	30.00

4 M/H 93- 0% - 0 Heated Area: 938 HX Base Yr



3076 DOGWOOD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	91,122
TOTAL MARKET OB/XF VALUE	15,616
TOTAL LAND VALUE - MARKET	116,760
TOTAL MARKET VALUE	223,498
SOH/AGL Deduction	0
ASSESSED VALUE	223,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,498
TOTAL JUST VALUE	223,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0626	1/07/2021	PR	U	I	19	100
GRANTOR: SORBER SHERRI L P/R O						
GRANTEE: SORBER SHERRI L						
1957/0829	11/30/2014	QC	U	I	11	100
GRANTOR: WILSON EVELENA						
GRANTEE: SORBER SHERRI LYNNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 UOP=[YR=2004] N4 W5 S4 E5$ W55 S14 E25
USP=[YR=2004] S8 E12 N8 W12$ E42 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/17/2026 BY WW Total Acres: 5.56 Total Land Value: 116,760 Market: 0 Agricultural: 0 Common: 116,760 PRINTED 07/09/2026 BY SYS