IN OR 256 PG 505
& PAR 5-1 IN 19-4N-24
ESMT IN OR 259 PG 536

WILLIAMS JOHN S JR & SHARON
28163 DOG GONE TRL
HILLIARD, FL 32046

2026

20-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

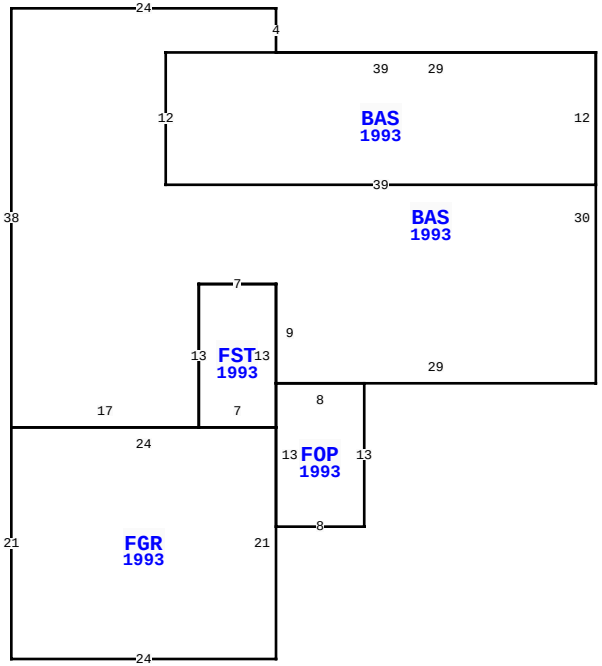
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	468	100	1993	468	46,363
BAS	1,691	100	1993	1,691	167,521
FGR	504	55	1993	277	27,441
FOP	104	30	1993	31	3,071
FST	91	55	1993	50	4,954
TOTALS	2,858			2,517	249,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	96.7680	134.51	338,562	1978	1988	0	0	0	26.35	73.65

1 SNGL FAM 100% - 0 Heated Area: 2159 HX Base Yr 1979



28163 DOG GONE TRL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,210
TOTAL MARKET OB/XF VALUE		5,381
TOTAL LAND VALUE - MARKET		49,600
TOTAL MARKET VALUE		308,191
SOH/AGL Deduction		175,011
ASSESSED VALUE		133,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,769
TOTAL JUST VALUE		308,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0256/0505	1/10/1978	MS	U	V		100

GRANTOR: DAVIS TH JR & PAMELA

GRANTEE: WILLIAMS JOHN STUAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W29 N4 W24 S38 E17 N13 E7 S9 E29 N30 $
FGR=[YR=1993;ORIG=-53,34] S21 E24 N21 W24 $
BAS=[YR=1993;ORIG=0,12] N12 W39 S12 E39 $
FOP=[YR=1993;ORIG=-29,30] S13 E8 N13 W8 $
FST=[YR=1993;ORIG=-36,34] E7 N13 W7 S13 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0751	UOP	0	100	28	12	336.00	SF	10.00	10.00	100	2000	2000	3	26	874	
3	0751	UOP	0	100	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	26	416	
4	0350	CARPORT WD	0	100	40	24	960.00	SF	13.00	13.00	100	2005	2005	3	21	2,621	

LAND DESCRIPTION

TOTAL OB/XF 5,381

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	100	0007	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	40,000.00	40,000.00	49,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.24 Total Land Value: 49,600 Market: 0 Agricultural: 0 Common: 49,600 PRINTED 07/09/2026 BY SYS

IN OR 256 PG 505
& PAR 5-1 IN 19-4N-24
ESMT IN OR 259 PG 536

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HILLIARD, FL 32046

2026

20-4N-24-0000-0003-0010

BUILDING CHARACTERISTICS

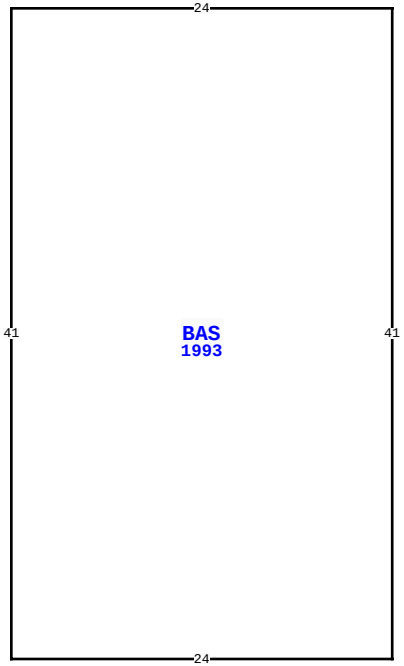
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	984	100	1993	984	3,859
TOTALS	984			984	3,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	984	41.2843	19.61	19,296	1976	1976	0	0	0	80.00	20.00

2 STOR WAREH 100% - 0 Heated Area: 984 HX Base Yr 1979



28163 DOG GONE TRL, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: DAVIS TH JR & PAMELA

GRANTEE: WILLIAMS JOHN STUAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S41 E24 N41$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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: 1.24 Total Land Value: 49,600 Market: 0 Agricultural: 0 Common: 49,600 PRINTED 07/09/2026 BY SYS