

SWANDA LILY ANNE/THOMAS JOEL MICHAEL
281650 SUNDBERG RD
HILLIARD, FL 32046

23-4N-23-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONC BLOCK 100
GABLE/HIP 100
MODULAR MT 100
PLYWOOD 100
CARPET 80
SHT VINYL 20
NONE 100
CONVECTION 100
3 100
1.5 100
MASONRY 100
1. 100
0 100
DIST 01 100
NONE 100

Quality Level 04
SINGLE FAMILY
MKT AREA 09
9001.00
AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE
BAS 1,399 100 1993 1,399 109,517
FSP 160 40 1993 64 5,010
FSP 169 40 1993 68 5,323

TOTALS 1,728 1,531 119,850

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
BUD8 Adjustme
Occupancy

15
03
12
04
14
08
01
02
3 100
1.5 100
03
1.
04
00

MARKET ADJUSTMENTS

TOTAL OB/XF

840

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,531

97.4610

102.33

156,667

1973

1978

0

0

23.50

76.50

1 SINGLE FAM 100% - 2025 Heated Area: 1399 HX Base Yr 2025

NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

119,850

TOTAL MARKET OB/XF VALUE

840

TOTAL LAND VALUE - MARKET

79,200

TOTAL MARKET VALUE

199,890

SOH/AGL Deduction

0

ASSESSED VALUE

199,890

TOTAL EXEMPTION VALUE

HX HB 51,411

BASE TAXABLE VALUE

148,479

TOTAL JUST VALUE

199,890

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

205,221

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R002422

REPAIR/RRF

0

04/01/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U I

V I

RSN CD

SALE PRICE

2562/0190

4/29/2022

WD Q

I

01

205,000

GRANTOR: HINSON SUSAN DIANE,VI

GRANTEE:SWANDA LILY A & JOE

1114/1361 2/20/2003 WD U I 18 100

GRANTOR:HADDOCK J T & DOROTHY

GRANTEE:LLOYD VICKI SUE & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1993] N10 W16 S10 E16\$ W46 S28 E43
FSP=[YR=1993] E13 N13 W13 S13\$ N13 E13 N15\$.

EXTRA FEATURES

281650 SUNDBERG RD, HILLIARD

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/12/2026

MLU

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

0940

SHEDS/PORT

0

100

10

14

140.00

SF

30.00

30.00

100

1973

1973

3

20

840

LAND DESCRIPTION

TOTAL OB/XF

840

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

000100

C

RES

100

0005

OR

0.00

0.00

1.98

AC

1.00

1.00

1.00

40,000.00

40,000.00

79,200

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 1.98

Total Land Value: 79,200

Market: 0

Agricultural: 0

Common: 79,200

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