SW1/4 OF SW1/4 OF NE1/4
IN OR 2356/495
2005 CLASS DWMH

DOCKERY JEFFREY/SPIETH CHELSEA
28063 FAITH LN
HILLIARD, FL 32046

2026

23-4N-23-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	04	Quality Level 04

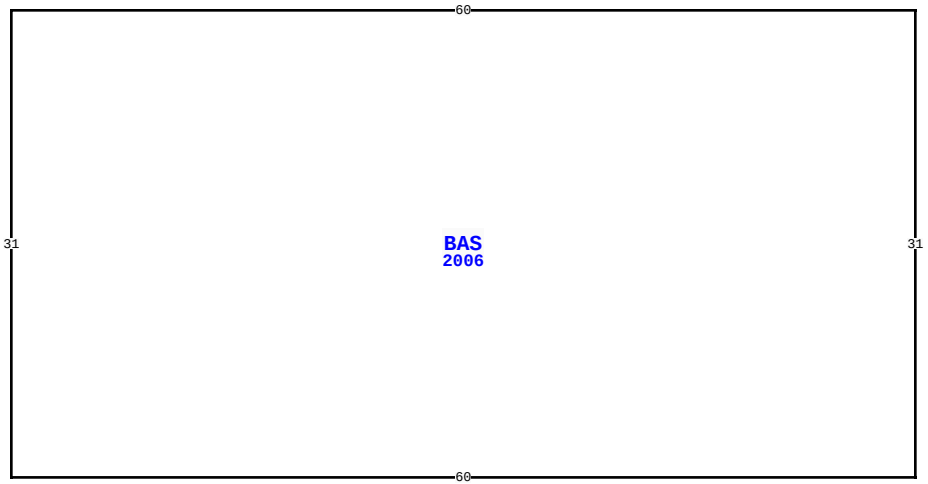
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2006	1,860	137,461
TOTALS	1,860			1,860	137,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	132.4400	119.20	221,712	2005	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2021 Heated Area: 1860 HX Base Yr 2021



28063 FAITH 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: 4	Tax Dist:	
BUILDING MARKET VALUE		149,224
TOTAL MARKET OB/XF VALUE		10,139
TOTAL LAND VALUE - MARKET		141,750
TOTAL MARKET VALUE		301,113
SOH/AGL Deduction		96,701
ASSESSED VALUE		204,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,001
TOTAL JUST VALUE		301,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH064781	MH MOVE-ON	0	06/28/2006
M11537	MECH OTHER	0	05/01/2006
B16597	FOUNDATION	4,600	11/01/2005
B16677	FOUNDATION	10,800	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/0495	4/16/2020	WD	Q	I	01	210,000
GRANTOR: KOONE KENNETH M						
GRANTEE: DOCKERY JEFFREY & C						
2104/1490	3/06/2017	QC	U	I	11	100
GRANTOR: KOONE LORETTA L & KEN						
GRANTEE: KOONE KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S31 E60 N31$.

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	2005	2005	3	87	3,045	
2	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1986	1986	3	20	1,920	
3	1242	WD DECK A	0	100	0	0	1,000.00	SF	10.00	10.00	100	2009	2009	3	31	3,100	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2009	2009	3	48	2,074	

LAND DESCRIPTION

TOTAL OB/XF 10,139

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	0005	OR	0.00	0.00	6.75	AC		1.00	1.00	1.00	21,000.00	21,000.00	141,750							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 6.75 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

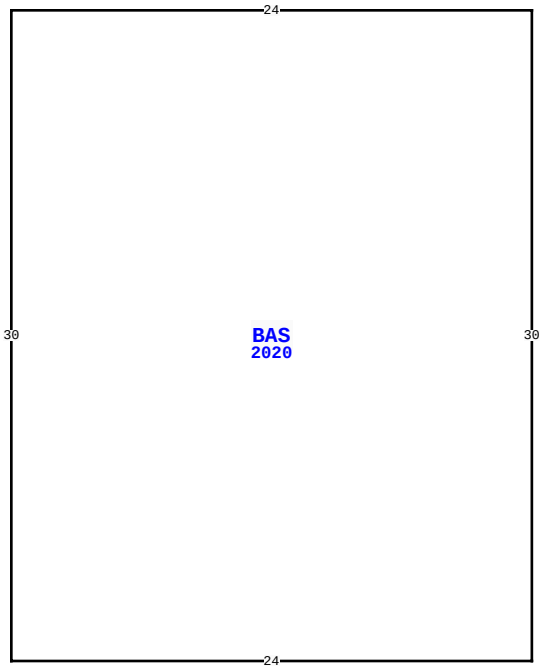
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	11,763
TOTALS	720			720	11,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	22.69	16,337	2006	2006	0	0	0	28.00	72.00

2 GARAGE RES 100% - 2021 Heated Area: 720 HX Base Yr 2021



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GRANTOR: KOONE LORETTA L & KEN						
GRANTEE: KOONE KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

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 03/01/2024 BY WWA Total Acres: 6.75 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 07/09/2026 BY SYS