PT OF S1/2 OF NW1/4
IN OR 947 PG 835
R621673 & R621674

PROFFIT BENJAMIN T & AMANDA S
28128 TRIGG ROAD
HILLIARD, FL 32046-7470

2026

23-4N-23-0000-0012-0100

BUILDING CHARACTERISTICS

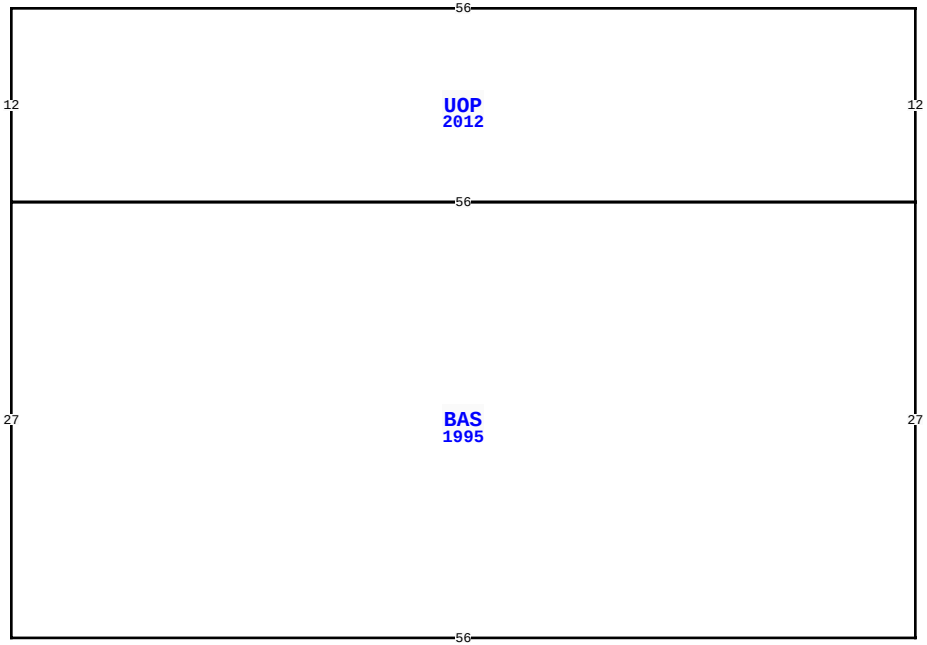
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,512	100	1995	1,512	55,502
UOP	672	25	2012	168	6,167
TOTALS	2,184			1,680	61,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	135.9600	122.36	205,565	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2015 Heated Area: 1512 HX Base Yr 2015



28128 TRIGG RD, HILLIARD

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

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	0351	CARPORT MT	0	100	28	27	756.00	SF	10.00	10.00	100	2001	2001	3	20	1,512	
2	0200	BARN WD 0-	0	100	0	0	1,200.00	SF	20.00	20.00	100	2001	2001	3	27	6,480	
3	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2026	2025		100	24,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,670
TOTAL MARKET OB/XF VALUE		31,992
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		161,662
SOH/AGL Deduction		57,605
ASSESSED VALUE		104,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,646
TOTAL JUST VALUE		161,662
NCON VALUE		24,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013629	NEW 40X60X20 OPEN	77,832	12/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/0835	8/30/2000	WD	U	I	07	100
GRANTOR: ANDERSON RICHARD & SA						
GRANTEE: PROFFIT BENJAMIN T						
0894/1796	8/11/1999	WD	Q	I		50,000
GRANTOR: ANDERSON RICHARD ALLE						
GRANTEE: PROFFIT BENJAMIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W56 S27 E56 N27 $
UOP=[YR=2012;ORIG=-56,-12] S12 E56 N12 W56 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,992

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	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 06/25/2025 BY WW Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS