LOTS 9 & 10
IN OR 1199/921
ESMT PT OR 1308/955

EDWARDS LEON D
28280 DO HI WAY
HILLIARD, FL 32046

2026

23-4N-23-2020-0009-0000

BUILDING CHARACTERISTICS

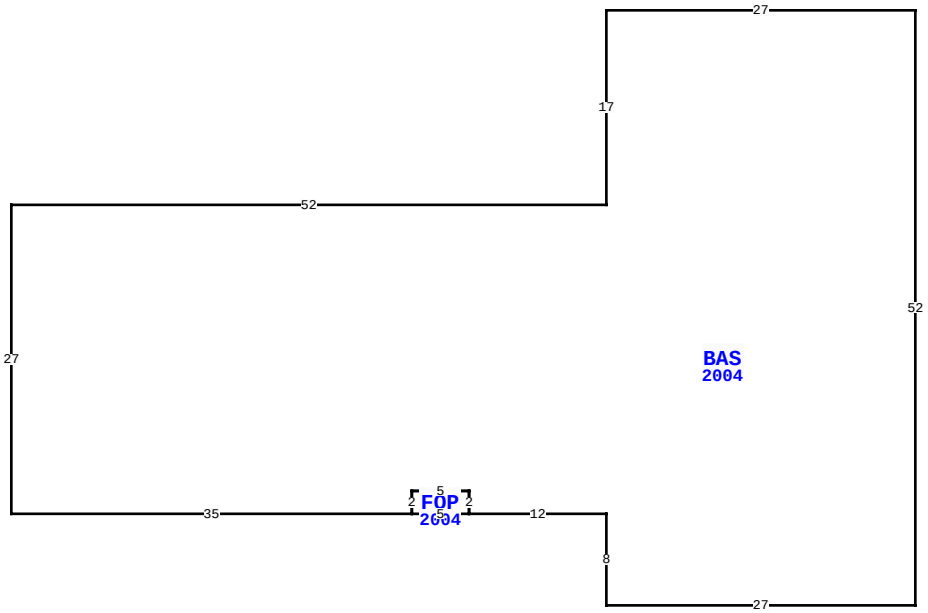
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	2,798	100	2004	2,798	279,849
FOP	10	30	2004	3	300
TOTALS	2,808			2,801	280,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,801	117.3000	111.44	312,143	2004	2004	0	0	0	10.25	89.75

1 SFR MODULR 100% - 2006 Heated Area: 2798 HX Base Yr 2006



28280 DO HI WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,148
TOTAL MARKET OB/XF VALUE		13,440
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		327,238
SOH/AGL Deduction		143,352
ASSESSED VALUE		183,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,475
TOTAL JUST VALUE		553,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27139	NEW CONSTR	24,372	04/01/2013
E0514203	ELEC OTHER	0	02/01/2005
B0412590	FOUNDATION	0	01/04/2004
B0412642	MH MOVE-ON	0	01/04/2004
MH992549	MH MOVE-ON	0	01/02/1999
MH992539	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/0921	1/02/2004	WD	U	V	21	79,900
GRANTOR: WINN HUGH JR ETAL						
GRANTEE: EDWARDS LEON D						
1197/1843	12/29/2003	TD	Q	V	01	100
GRANTOR: WINN GENE T & JOANNE						
GRANTEE: WINN GENE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 S17 W52 S27 E35 FOP=[YR=2004] E5 N2 W5 S2$ N2 E5 S2 E12 S8 E27 N52$.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2013	2013	3	64	13,440	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	530.00	530.00	4,770							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	395.00	395.00	2,370							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	170.00	170.00	510							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	234,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 33,650 Market: 234,000 Agricultural: 7,650 Common: 26,000 PRINTED 07/09/2026 BY SYS