PT OF LOTS 42 & 43 (S-2 & S-3)
IN OR 2659/146
CORNWALL SURVEY

CAUDILL CHARLOTTE A L/E/
281441 SUNBERG ROAD
HILLIARD, FL 32046

2026

23-4N-23-2020-0042-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

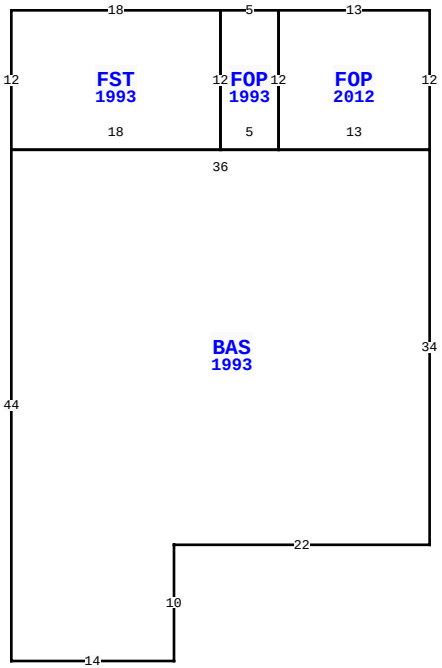
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,364	100	1993	1,364	102,927
FOP	60	30	1993	18	1,358
FOP	156	30	2012	47	3,547
FST	216	55	1993	119	8,980
TOTALS	1,796			1,548	116,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	93.3300	98.00	151,704	1962	1962	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 0 Heated Area: 1364 HX Base Yr 1978



281441 SUNDBERG RD, 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		116,812
TOTAL MARKET OB/XF VALUE		15,105
TOTAL LAND VALUE - MARKET		54,400
TOTAL MARKET VALUE		186,317
SOH/AGL Deduction		116,112
ASSESSED VALUE		70,205
TOTAL EXEMPTION VALUE	HX HB	45,205
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		186,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5725	NEW CONSTR	700	02/15/1989
5505	GARAGE	10,608	02/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/146	8/04/2023	LE	U	I	11	100
GRANTOR: CAUDILL CHARLOTTE A						
GRANTEE: BENTON LITIA						
0841/1278	7/20/1998	WD	Q	I	06	100
GRANTOR: CAUDILL LONNIE & CHAR						
GRANTEE: CAUDILL CHARLOTTE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W13 FOP=[YR=1993] W5 FST=[YR=1993] W18 S12
BAS=[YR=1993] S44 E14 N10 E22 N34 W36$ E18 N12$ S12 E5 N12$
S12 E13 N12$.

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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1979	1979	3	20	1,123	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	52	12,979	
3	0940	SHEDS/PORT	0	100	6	6	36.00	SF	20.10	20.10	100	1987	1987	3	20	145	
4	0350	CARPORT WD	0	100	15	14	210.00	SF	13.00	13.00	100	1970	1970	3	20	546	
5	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	1987	1987	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 15,105

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	0.80	34,000.00	27,200.00	54,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 07/09/2026 BY SYS