LOT 49
L/E OR 1501/700
EX S-1 S-2 & S-3

TROUILLE STEVIE DEAN
281076 SUNDBERG ROAD
HILLIARD, FL 32046

2026

23-4N-23-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

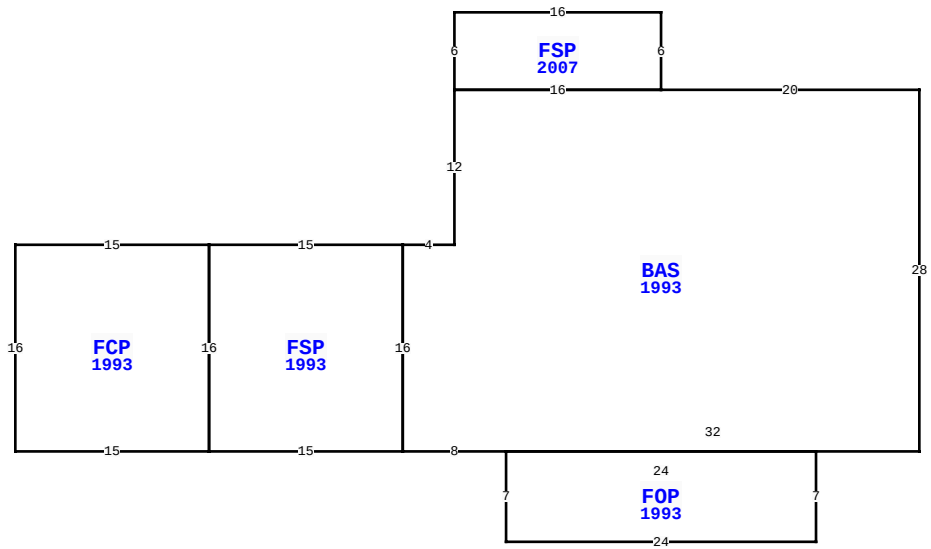
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1993	1,072	69,854
FCP	240	25	1993	60	3,910
FOP	168	30	1993	50	3,258
FSP	240	40	1993	96	6,256
FSP	96	40	2007	38	2,477
TOTALS	1,816			1,316	85,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	95.4720	100.25	131,929	1958	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1072 HX Base Yr



281008 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	85,754
TOTAL MARKET OB/XF VALUE	5,023
TOTAL LAND VALUE - MARKET	76,160
TOTAL MARKET VALUE	166,937
SOH/AGL Deduction	45
ASSESSED VALUE	166,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,892
TOTAL JUST VALUE	166,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94786	GARAGE	10,608	02/01/1994
7616	MH MOVE-ON	4,000	01/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/0700	5/25/2007	WD	Q	I	01	100
GRANTOR: TROUILLE BERTHA						
GRANTEE: TROUILLE BERTHA L/E						
0857/1398	12/03/1998	WD	U	I	10	100
GRANTOR: TROUILLE TERRY P						
GRANTEE: TROUILEE BERTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=2007] N6W16S6E16 $W16S12
W4FSP=[YR=1993] W15FCP=[YR=1993] W15S16 E15 N16$ S16 E15
N16$ S16 E8 FOP=[YR=1993] S7 E24 N7 W24$ E32 N28$.

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	0	26	24	624.00	SF	35.00	35.00	100	1997	1997	3	23	5,023	

LAND DESCRIPTION

TOTAL OB/XF 5,023

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	0	0005	OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	34,000.00	34,000.00	76,160							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.24 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 07/09/2026 BY SYS