PT OF LOT 49 (S-1)
OR 648/190
R672844 & R672845

TROUILLE BILLY JR
28134 FRIENDLY PLACE
HILLIARD, FL 32046

2026

23-4N-23-2020-0049-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	Quality Level 03

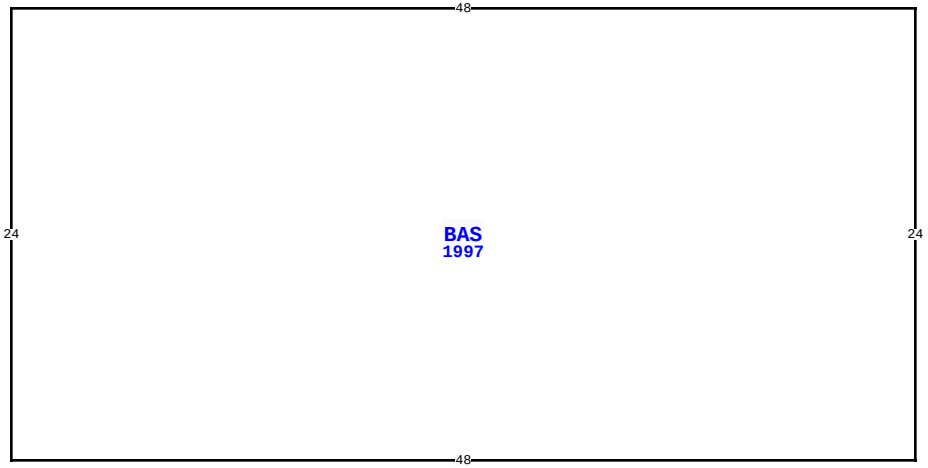
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1997	1,152	56,385
TOTALS	1,152			1,152	56,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.6000	111.24	128,148	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 0 Heated Area: 1152 HX Base Yr



28134 FRIENDLY PL, 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		56,385
TOTAL MARKET OB/XF VALUE		1,465
TOTAL LAND VALUE - MARKET		92,820
TOTAL MARKET VALUE		150,670
SOH/AGL Deduction		89,668
ASSESSED VALUE		61,002
TOTAL EXEMPTION VALUE	HX HB	36,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004578	288SF SHED	14,768	04/14/2021
B27165	ADDITION	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0648/0190	2/05/1992	WD	Q	I	01	100

GRANTOR: TROUILLE BILLY & B
GRANTEE: TROUILLE BILLY JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24 $.

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	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
2	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	1996	1996	3	20	374	
3	0350	CARPORT WD	0	100	12	11	132.00	SF	8.58	8.58	100	1995	1995	3	20	227	

LAND DESCRIPTION

TOTAL OB/XF 1,465

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	0007	OR	0.00	0.00	2.73	AC		1.00	1.00	1.00	34,000.00	34,000.00	92,820							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.73 Total Land Value: 92,820 Market: 0 Agricultural: 0 Common: 92,820 PRINTED 07/09/2026 BY SYS