PT OF LOT 52
IN OR 880/190
CORNWALL SURVEY

BUSHOR BRIAN E & SUSAN K
281195 SUNDBERG ROAD
HILLIARD, FL 32046

2026

23-4N-23-2020-0052-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

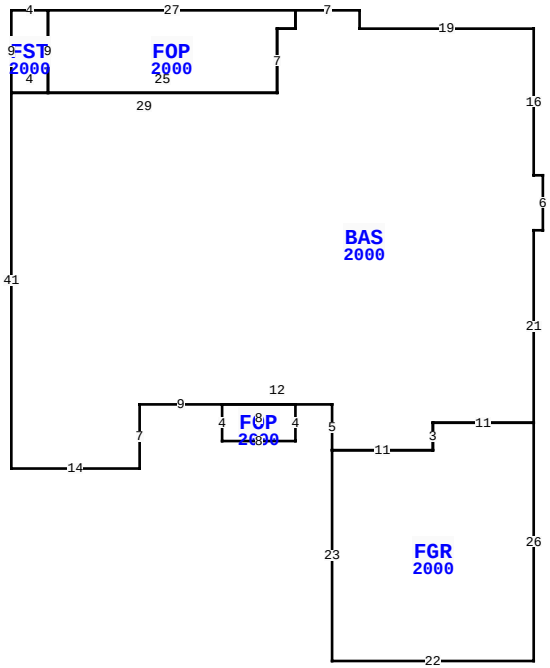
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,329	100	2000	2,329	258,850
FGR	539	55	2000	296	32,898
FOP	32	30	2000	10	1,112
FOP	229	30	2000	69	7,669
FST	36	55	2000	20	2,223
TOTALS	3,165			2,724	302,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,724	98.4096	136.79	372,616	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2001 Heated Area: 2329 HX Base Yr 2001



281195 SUNDBERG RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,750
TOTAL MARKET OB/XF VALUE		51,631
TOTAL LAND VALUE - MARKET		163,590
TOTAL MARKET VALUE		517,971
SOH/AGL Deduction		316,924
ASSESSED VALUE		201,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,636
TOTAL JUST VALUE		517,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20252	SWIM POOL	41,156	07/01/2007
B007317	NEW CONSTR	109,100	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/0190	4/23/1999	WD	Q	V		32,000

GRANTOR: GREENWOOD ADELAIDE ET
GRANTEE: BUSHOR BRIAN & SUSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 N2 W7 FOP=[YR=2000] W27 FST=[YR=2000] W4 S9 E4 N9$ S9 E25 N7 E2 N2$ S2 W2 S7 W29 S41 E14 N7 E9 FOP=[YR=2000] S4 E8 N4 W8$ E12 S5 FGR=[YR=2000] S23 E22 N26 W11 S3 W11 $ E11 N3 E11 N21 E1 N6 W1 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
3	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2001	2001	3	27	4,990	
4	0681	POLE SHED	0	100	17	16	272.00	SF	15.00	15.00	100	2005	2005	3	32	1,306	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 51,631

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	8.61	AC		1.00	1.00	1.00	19,000.00	19,000.00	163,590							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.61 Total Land Value: 163,590 Market: 0 Agricultural: 0 Common: 163,590 PRINTED 07/09/2026 BY SYS