PT OF NW1/4
IN OR 2248/938
1999 GRANDMA DW

SIEMER BRUCE/SIEMER CONSUELA
28213 SIEMER LN
HILLIARD, FL 32046

2026

26-4N-23-0000-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

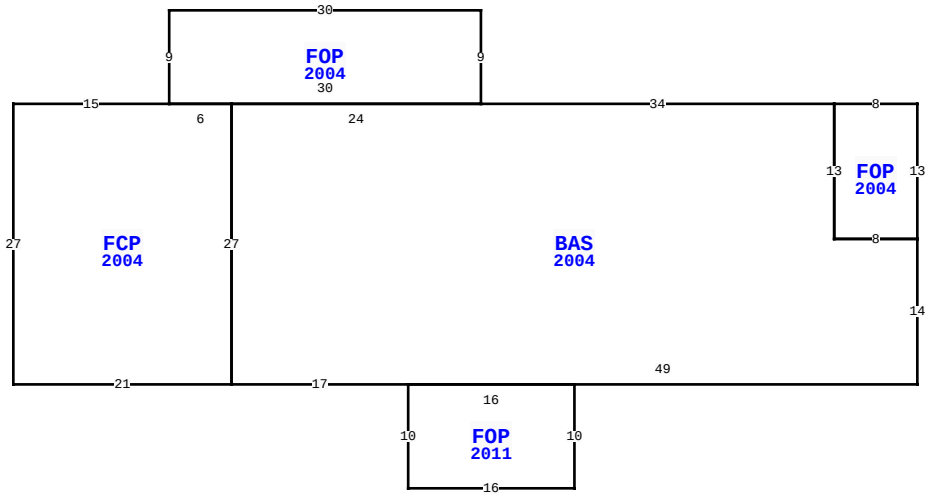
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,678	100	2004	1,678	71,040
FCP	567	25	2004	142	6,012
FOP	104	30	2004	31	1,312
FOP	270	30	2004	81	3,429
FOP	160	30	2011	48	2,032
TOTALS	2,779			1,980	83,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	117.6000	105.84	209,563	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 0 Heated Area: 1678 HX Base Yr



28001 SIEMER LN, 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	83,825
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	167,825
SOH/AGL Deduction	12,334
ASSESSED VALUE	155,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,491
TOTAL JUST VALUE	167,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0938	7/19/2018	QC	U	I	11	100
GRANTOR: PLAIR CLARA M						
GRANTEE: SIEMER BRUCE & CONS						
1173/1638	9/22/2003	QC	Q	I	01	100
GRANTOR: SIEMER BRUCE & CONSUE						
GRANTEE: PLAIR TALMADGE & CL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W8 BAS=[YR=2004] W34 FOP=[YR=2004] N9 W30 S9
FCP=[YR=2004] W15 S27 E21 N27 W6$ E30$ W24 S27 E17
FOP=[YR=2011] S10 E16 N10 W16$ E49 N14 W8 N13$ S13 E8 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS