PT GOVT LOT 3 OF SEC 30-4N-24E
IN OR 2430/1088 (EX OR 2855/134)

CASSIDY JEAN MARIE/CASSIDY COLLIN ET AL
28050 ROUNDUP PL
HILLIARD, FL 32046

2026

30-4N-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

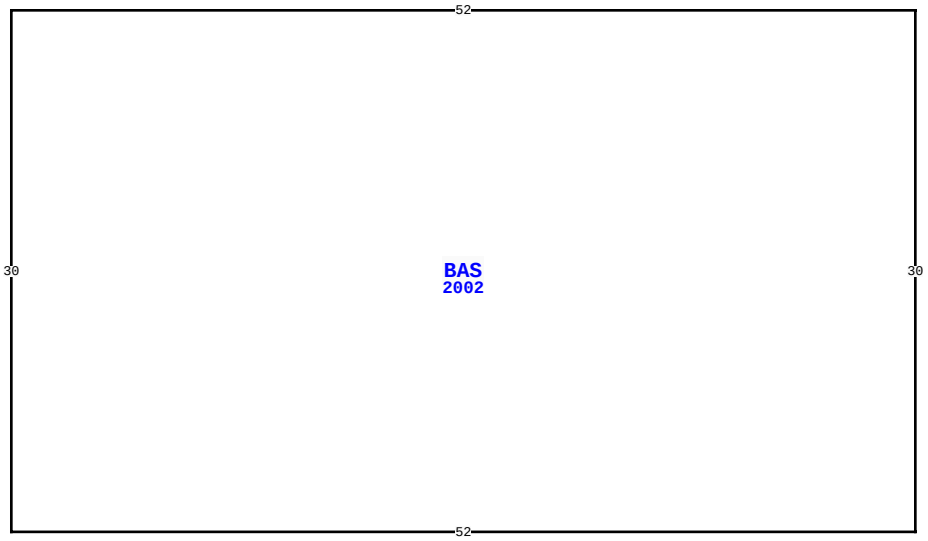
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2002	1,560	82,122
TOTALS	1,560			1,560	82,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	127.1600	114.44	178,526	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2026 Heated Area: 1560 HX Base Yr 2022



28050 ROUNDUP 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		82,122
TOTAL MARKET OB/XF VALUE		907
TOTAL LAND VALUE - MARKET		48,800
TOTAL MARKET VALUE		131,829
SOH/AGL Deduction		20,751
ASSESSED VALUE		111,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,667
TOTAL JUST VALUE		131,829
NCON VALUE		82,122
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631819	GARAGE	60,251	03/01/2016
B029735	FOUNDATION	2,000	05/01/2002
MH023845	MH MOVE-ON	0	05/01/2002
7970	REPAIR/RRF	2,000	03/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1088	2/02/2021	QC	U	I	11	100
GRANTOR: CASSIDY AUSTIN & COLL						
GRANTEE: CASSIDY AUSTIN & CO						
2245/1173	12/17/2018	QC	U	I	11	100
GRANTOR: CASSIDY AUSTIN & COLL						
GRANTEE: CASSIDY AUSTIN & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=50,10] E52 S30 W52 N30 $
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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	0752	USP	0	100	30	12	360.00	SF	9.00	9.00	100	2003	2002	3	28	907	

LAND DESCRIPTION

TOTAL OB/XF 907

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	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	40,000.00	40,000.00	48,800							

REVIEW DATE 04/28/2026 BY WWA Total Acres: 1.22 Total Land Value: 48,800 Market: 0 Agricultural: 0 Common: 48,800 PRINTED 07/09/2026 BY SYS