PT OF LOT 49 (S-3) & PT LOT 50 (
IN OR 2828/1181 ESMT OR 1111/211
CORNWALL SURVEY &

BELL GARRETT RAYMOND
44515 HALIE LN
CALLAHAN, FL 32011

2026

30-4N-24-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

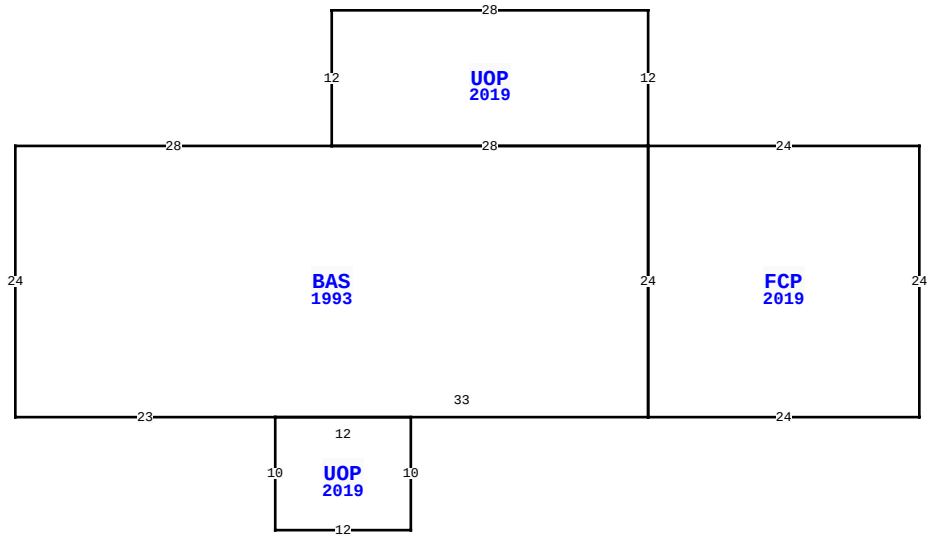
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	92,891
FCP	576	25	2019	144	9,953
UOP	120	25	2019	30	2,074
UOP	336	25	2019	84	5,805
TOTALS	2,376			1,602	110,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,602	123.2000	104.72	167,761	1992	2012	0	0	0	34.00	66.00

1 M/H 93- 0% - 2026 Heated Area: 1344 HX Base Yr



28096 MAGNUM DR, 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	110,722
TOTAL MARKET OB/XF VALUE	4,648
TOTAL LAND VALUE - MARKET	148,400
TOTAL MARKET VALUE	263,770
SOH/AGL Deduction	0
ASSESSED VALUE	263,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,770
TOTAL JUST VALUE	263,770
NCON VALUE	9,951
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008635		125,190	07/24/2024
M1217675	H/AC	0	10/01/2012
8789	MH MOVE-ON	27,995	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1181	9/10/2025	WD	Q	I	01	350,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: BELL GARRETT RAYMON						
2761/127	12/31/2024	WD	Q	I	02	200,000
GRANTOR: MILLER THOMAS E II &						
GRANTEE: BROCK CHADWICK & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,12] W28 S24 E23 E33 N24 W28 $
UOP=[YR=2019;ORIG=0,0] W28 S12 E28 N12 $
UOP=[YR=2019;ORIG=-33,36] S10 E12 N10 W12 $
FCP=[YR=2019;ORIG=0,12] E24 S24 W24 N24 $
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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
2	0300	BOAT DCK W	0	0	0	0	135.00	SF	20.00	20.00	100	2019	2019	3	84	2,268	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,648

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		OR	0.00	0.00	4.24	AC		1.00	1.00	1.25	28,000.00	35,000.00	148,400							

REVIEW DATE 05/05/2026 BY WWA Total Acres: 4.24 Total Land Value: 148,400 Market: 0 Agricultural: 0 Common: 148,400 PRINTED 07/09/2026 BY SYS