

NEFL STP LLC
601 OAK ST
NEPTUNE BEACH, FL 32266

30-4N-24-0000-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100		0800	02	1,600	86.2400	77.62	124,192	1998	1998	0	0	0	65.00	35.00	VALUATION BY		STANDARD										
Roof Structur	03	GABLE/HIP 100		1 M/H 94+ 0% - 2026												Heated Area: 1512 HX Base Yr													
Roof Cover	12	MODULAR MT 100		UOP 2017 BAS 2007																									
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																Tax Group: 4 Tax Dist:											
Bedrooms		3 100																BUILDING MARKET VALUE 43,467											
Bathrooms		2 100																TOTAL MARKET OB/XF VALUE 2,765											
Frame	02	WOOD FRAME 100																TOTAL LAND VALUE - MARKET 40,400											
Stories Units	1.	1. 100 0 100																TOTAL MARKET VALUE 86,632											
Quality		02	Quality Level 02														SOH/AGL Deduction 0												
DOR CODE		0200	MOBILE HOME														ASSESSED VALUE 86,632												
MAP NUM			MKT AREA														TOTAL EXEMPTION VALUE 0												
NEIGHBORHOOD/LOC		9001	00														BASE TAXABLE VALUE 86,632												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													TOTAL JUST VALUE 86,632											
BAS	1,512	100	2007	1,512	41,076													NCON VALUE 0											
UOP	352	25	2017	88	2,391													INCOME VALUE											
TOTALS		1,864			1,600	43,467													PREVIOUS YEAR MKT VALUE 115,491										
EXTRA FEATURES					28121 JACKSON TRL, HILLIARD										BLD DATE 02/27/2008 JH		LGL DATE 05/12/2026 MLU												
L N	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	0	0	0	1.00	UT	3,500.00		100	1998	1998	3	79	2,765													
																		SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE																				
2830/515		11/17/2025		WD	Q	I	I	01	115,000																				
GRANTOR:MILLINER LORI GAIL																													
GRANTEE:NEFL STP LLC																													
2509/1015		10/27/2021		WD	Q	I	I	01	95,000																				
GRANTOR:HEAPE JONATHAN																													
GRANTEE:MILLINER LORI GAIL																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2007] W10 UOP=[YR=2017] N8 W44 S8 E44\$ W46 S27 E56 N27\$.																													
LAND DESCRIPTION																		TOTAL OB/XF 2,765											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.01	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,400												
REVIEW DATE 05/13/2026 BY WWA Total Acres: 1.01 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 07/09/2026 BY SYS																													