PT OF GOVT LOT 8
IN OR 2268/443
2009 FLTWD DW/MH

ROZIER ROBERT
28104 JACKSON TRAIL
HILLIARD, FL 32046

2026

30-4N-24-0000-0013-0010

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

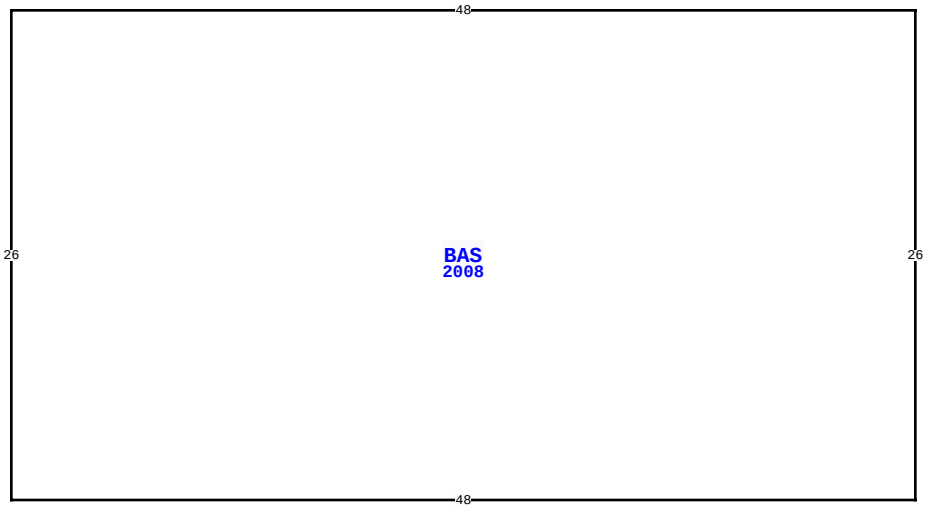
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2008	1,248	110,631
TOTALS	1,248			1,248	110,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	136.8000	123.12	153,654	2008	2015	0	0	0	28.00	72.00

1 M/H 94+ 0% - 0 Heated Area: 1248 HX Base Yr



28104 JACKSON TRL, HILLIARD

BLD DATE	12/31/2008	JH	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	110,631
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,400
TOTAL MARKET VALUE	151,031
SOH/AGL Deduction	0
ASSESSED VALUE	151,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,031
TOTAL JUST VALUE	151,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5076	CO ISSUED	0	06/01/2008
MH5076	MH MOVE-ON	0	06/01/2008
P13248	OTHER	0	06/01/2008
E20713	ELEC OTHER	0	04/01/2008
M13775	MECH OTHER	0	04/01/2008
B15678	FOUNDATION	1,950	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2268/0443	4/05/2019	WD	Q	I	01	129,000
GRANTOR: HOGAN LARRY & SHERRY						
GRANTEE: ROZIER ROBERT						
2001/1706	8/31/2015	SW	U	I	18	25,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HOGAN LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S26 E48 N26$.

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 07/09/2026 BY SYS