

CAMPBELL SABRINA
58437 COOPERS NECK ROAD
HILLIARD, FL 32046

2026

35-4N-25-0000-0004-0050

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	1,052	147.8400		133.06		139,979	1998	1998		0	0	0	65.00	35.00	VALUATION BY																																					
RooF Structur	03	GABLE/HIP 100								1 M/H 94+ 100% - 1999										Heated Area: 1024										HX Base Yr 1999										Tax Group: 4								Tax Dist:								STANDARD							
Roof Cover	12	MODULAR MT 100																																						BUILDING MARKET VALUE										48,993													
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE										0													
Interior Floo	14	CARPET 80																																						TOTAL LAND VALUE - MARKET										137,200													
Interior Floo	08	SHT VINYL 20																																						TOTAL MARKET VALUE										186,193													
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction										79,612													
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE										106,581													
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE										HX HB 51,411													
Bathrooms		2 100																																						BASE TAXABLE VALUE										55,170													
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE										186,193													
Stories Units	1.	1. 100																																						NCON VALUE										0													
		0 100																																						INCOME VALUE																							
																																								PREVIOUS YEAR MKT VALUE										166,437													
Quality	05	Quality Level 05																																																													
DOR CODE	0200	MOBILE HOME																																																													
MAP NUM		MKT AREA																																																05													
NEIGHBORHOOD/LOC	5001.00																																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS	1,024	100	1998	1,024	47,689																																																										
UOP	112	25	2024	28	1,304																																																										
TOTALS	1,136			1,052	48,993																																																										
EXTRA FEATURES					58437 COOPERS NECK RD, HILLIARD										BLD DATE										LGL DATE					05/08/2026					MLU																												
															XF DATE										LAND DATE																																						
															INC DATE										AG DATE																																						
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																																																
LAND DESCRIPTION																							TOTAL OB/XF										0																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,200																																														
2	000100	C	RES	100		OR	0.00	0.00	4.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	117,000																																														
REVIEW DATE 04/09/2026 BY TWA Total Acres: 5.69 Total Land Value: 137,200 Market: 0 Agricultural: 0 Common: 137,200 PRINTED 07/09/2026 BY SYS																																																															