

PT WILLIAM HOGAN GRANT
SEC 38-4N-24E IN OR 132/210
(EX OR 2390/1208 & EX PT IN OR 2

DAVIS GARY C & VIRGINIA M
28158 DAVIS RD
HILLIARD, FL 32046

2026

38-4N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100	1993	1,640	124,113
FOP	160	30	1993	48	3,632
UOP	90	20	1993	18	1,362
USP	364	30	1993	109	8,249
UST	182	45	1993	82	6,205

TOTALS	2,436			1,897	143,563
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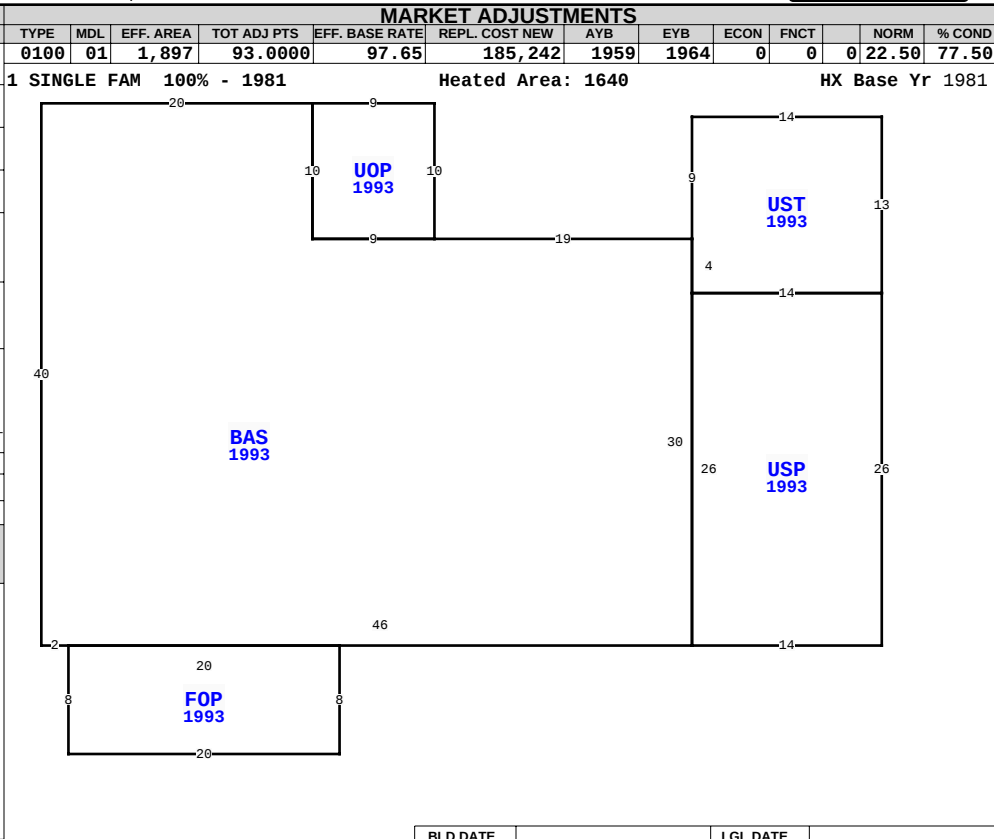
EXTRA FEATURES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700	
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000	
6	0753	UEP	0	0	0	0	768.00	SF	11.00	11.00	100	2015	2015	3	71	5,998	
7	0204	BARN MTL 1	0	0	75	30	2,250.00	SF	4.00	4.00	100	2013	2013	3	64	5,760	
8	0200	BARN WD 0-	0	100	32	26	832.00	SF	10.00	10.00	100	2000	2000	3	26	2,163	
9	0350	CARPORT WD	0	100	30	30	900.00	SF	13.00	13.00	100	2016	2016	3	65	7,605	
10	0350	CARPORT WD	0	0	33	30	990.00	SF	13.00	13.00	100	2016	2016	3	65	8,366	
11	0681	POLE SHED	0	100	0	0	528.00	SF	15.00	15.00	100	2012	2012	3	60	4,752	
12	0940	SHEDS/PORT	0	100	0	0	552.00	SF	15.00	15.00	100	2009	2009	3	31	2,567	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	395.00	395.00	3,160							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.75	AC		1.00	1.00	1.00	170.00	170.00	978							
5	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
6	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.65	AC		1.00	1.00	1.00	370.00	370.00	2,830							

REVIEW DATE	01/30/2023	BY	WW
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28158 DAVIS RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	01/31/2025	KBA
	INC DATE	AG DATE		

TOTAL OB/XF																	49,911

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										166,031		
TOTAL MARKET OB/XF VALUE										49,911		
TOTAL LAND VALUE - MARKET										345,700		
TOTAL MARKET VALUE										277,910		
SOH/AGL Deduction										130,801		
ASSESSED VALUE										147,109		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										95,698		
TOTAL JUST VALUE										561,642		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										661,226		

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