IN OR 1963/1858

PADGETT VICKY C L/E/
28057 TRACY RD
HILLIARD, FL 32046

2026

49-4N-23-0000-0008-0000

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	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

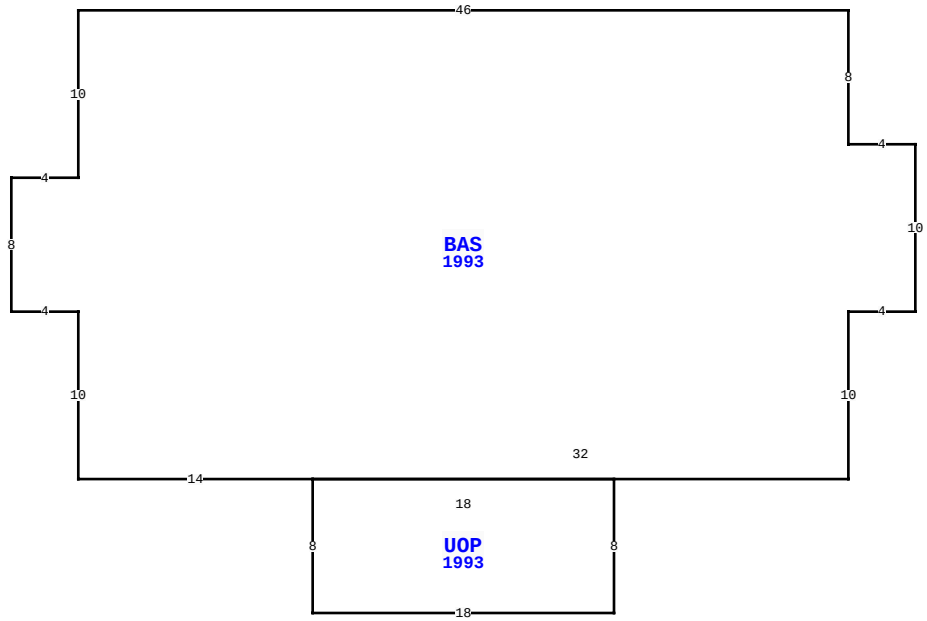
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1993	1,360	78,724
UOP	144	20	1993	29	1,679
TOTALS	1,504			1,389	80,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	79.0400	82.99	115,273	1933	1933	0	0	0	30.25	69.75

1 SINGLE FAM 100% - 0 Heated Area: 1360 HX Base Yr 1993



28057 TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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
1	0940	SHEDS/PORT	0	100	0	0	150.00	SF	30.00	30.00	100	1980	1980	3	20	900	
2	0350	CARPORT WD	0	100	0	0	150.00	SF	13.00	13.00	100	1980	1980	3	20	390	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,403
TOTAL MARKET OB/XF VALUE		1,290
TOTAL LAND VALUE - MARKET		38,400
TOTAL MARKET VALUE		120,093
SOH/AGL Deduction		83,745
ASSESSED VALUE		36,348
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		6,348
TOTAL JUST VALUE		120,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1858	2/06/2015	QC	U	I	11	100
GRANTOR: PADGETT BRYANT A & VI						
GRANTEE: PADGETT BRYANT A, A						
0607/1318	9/19/1990	WD	U	I	11	32,000
GRANTOR: DINKINS DANIEL R						
GRANTEE: PADGETT BRYANT & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S10 W4 S8 E4 S10 E14 UOP=[YR=1993] S8 E18 N8W18$ E32 N10 E4 N10 W4 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,290

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	100	0005	OR	0.00	0.00	0.64	AC		1.00	1.00	1.50	40,000.00	60,000.00	38,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.64 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400 PRINTED 07/09/2026 BY SYS