

MILLER SARAH ANN
18150 HOOT OWL HOLLOW
HILLIARD, FL 32046

04-1N-23-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY																								
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
Exterior Wall	05	AVERAGE 100								0800	02	2,468	116.8000	81.76	201,784	2002	2002		0	0	48.00	52.00												
RooF Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2010													Heated Area: 2280						HX Base Yr 2010					
RooF Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	14	CARPET 70																																
Interior Floo	08	SHT VINYL 30																																
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	03	Quality Level 03																																
DOR CODE	5600	TIMBERLAND 70-79																																
MAP NUM		MKT AREA																	09															
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,280	100	2,280	96,935																														
USP	375	50	188	7,993																														
TOTALS	2,655		2,468	104,928																														
EXTRA FEATURES										18150 HOOT OWL HOLW, HILLIARD										BLD DATE				LGL DATE		06/13/2023		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																			
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880																				
2	1242	WD DECK A	0 100	17 15	255.00	SF	10.00	10.00	100	2009	2009	3	45	1,148																				
3	0680	POLE SHED	0 100	80 40	3,200.00	SF	10.00	10.00	100	2017	2017	3	87	27,840																				
TOTAL OB/XF 30,868																																		
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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																	
2	005902	A	HARDWOOD SI	0			0.00	0.00	8.03	AC		1.00	1.00	1.00	175.00	175.00	1,405																	
3	006000	A	PAST1/HAY	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	440.00	440.00	3,080																	
4	005600	A	TIMBER 3 SI	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	410.00	410.00	7,790																	
5	009910	M	MKT.VAL.AG	0			0.00	0.00	34.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	272,240																	
REVIEW DATE	10/04/2019	BY TW	Total Acres: 35.03		Total Land Value: 42,275		Market: 272,240		Agricultural: 12,275		Common: 30,000		PRINTED 08/02/2023 BY SYS																					

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