IN OR 1768/1654

WAITE SCOTT
17180 OAK HILL ROAD
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0250

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

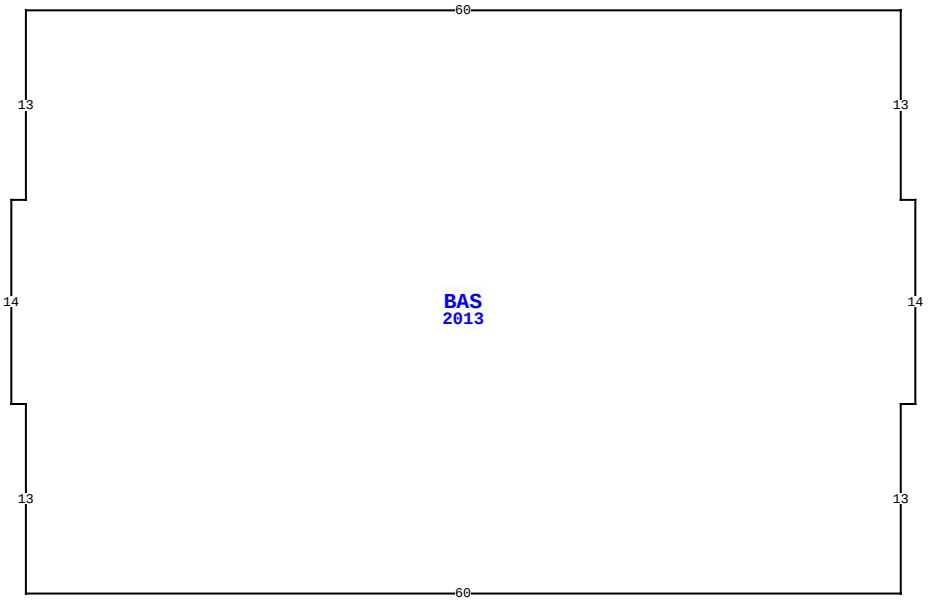
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2,428	120,903
TOTALS	2,428		2,428	120,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,428	136.8000	95.76	232,505	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 2428 HX Base Yr



17180 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	120,903
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	223,948
SOH/AGL Deduction	62,979
ASSESSED VALUE	160,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,969
TOTAL JUST VALUE	223,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5462	CO ISSUED	0	04/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1768/1654	3/03/2010	AD	U	V	11	100

GRANTOR: TANNER IRIS ETAL
GRANTEE: WAITE SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S13 W1 S14 E1 S13 E60 N13 E1 N14 W1 N13$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/07/2018 BY TWX Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS