PARCELS 1-16 & 1-39
2004 SKYO DW/MH
IN OR 298/567 & OR 567/563

COLEMAN EVERETT F & MARJORIE D/
16681 OAK HILL ROAD
HILLIARD, FL 32046-5815

2023

05-1N-23-0000-0001-0160

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

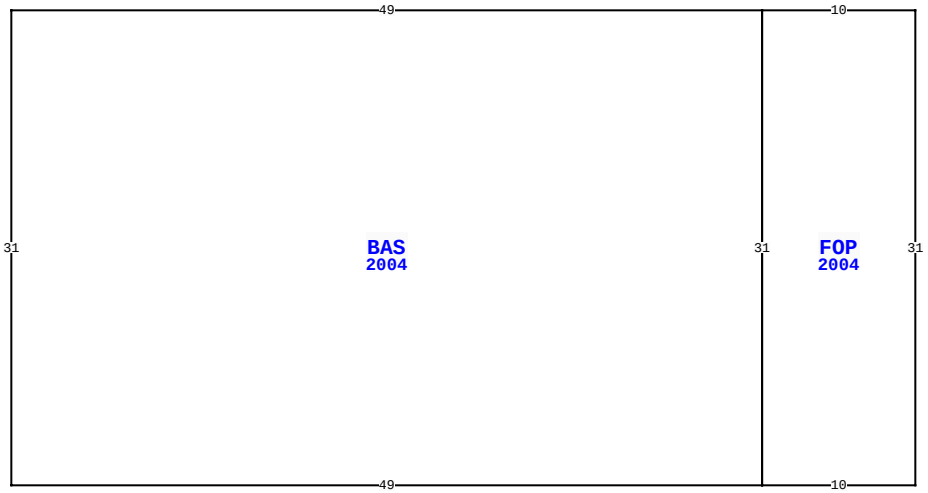
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	91,035
FOP	310	30	93	5,574
TOTALS	1,829		1,612	96,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	152.8800	107.02	172,516	2004	2004	0	0	0	44.00	56.00

2 M/H 94+ – 100% - 0 Heated Area: 1519 HX Base Yr



16681 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,609
TOTAL MARKET OB/XF VALUE		7,664
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		134,273
SOH/AGL Deduction		67,299
ASSESSED VALUE		66,974
TOTAL EXEMPTION VALUE	HX HB	41,974
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413939	ELEC OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0567/0563	4/11/1989	WD	U	V	07	100
GRANTOR: DRIVER VIVIAN						
GRANTEE: COLEMAN EVERETT F						
0298/0566	8/01/1979	QD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W10 BAS=[YR=2004] W49 S31 E49 N31 $ S31 E10 N31 $.

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
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	88	2,288	
3	0510	GARAGE WD-	0	100	0	0	400.00	SF	28.00	28.00	100	2006	2006	3	48	5,376	

LAND DESCRIPTION

TOTAL OB/XF 7,664

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/21/2017 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS