



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																				
Exterior Wall	05	AVERAGE 100	0800	02	1,560	116.8000	81.76	127,546	2006	2006	0	0	0	40.00	60.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004													Heated Area: 1560										HX Base Yr 2004									
Roof Cover	03	COMP SHNGL 100	30 52 30 BAS 2006 52																																
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		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality			03	Quality Level 03																															
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	1,560	100	1,560	76,528																															
TOTALS			1,560	1,560	76,528																														
EXTRA FEATURES					17089 OAK HILL RD, HILLIARD										06/16/2023 MLU																				
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	1242	WD DECK A	0 100	24	12	288.00	SF	10.00	10.00	100	2019	2019	3	90	2,592																				
3	0681	POLE SHED	0 100	24	24	576.00	SF	15.00	15.00	100	1990	1990	3	20	1,728																				
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																				
LAND DESCRIPTION																									TOTAL OB/XF 7,505										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,900																		
REVIEW DATE 04/14/2020 BY TWA Total Acres: 5.10 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 08/02/2023 BY SYS																																			