IN OR 2009/1670
1980 CHAR SW/MH

SHEFFIELD JOHN E
28167 WASHOUT WAY
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0290

BUILDING CHARACTERISTICS

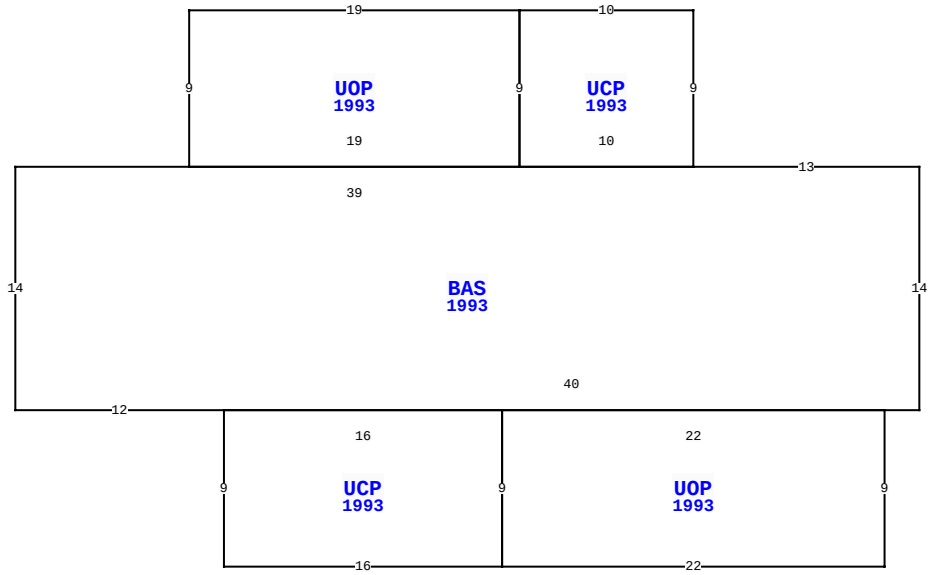
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	728	100	728	13,288
UCP	90	20	18	329
UCP	144	20	29	529
UOP	171	25	43	785
UOP	198	25	50	913
TOTALS	1,331		868	15,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	868	93.6000	60.84	52,809	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



16613 OAK HILL RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,843
TOTAL MARKET OB/XF VALUE	8,064
TOTAL LAND VALUE - MARKET	119,250
TOTAL MARKET VALUE	143,157
SOH/AGL Deduction	57,221
ASSESSED VALUE	85,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,936
TOTAL JUST VALUE	143,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/1670	10/19/2015	QC	U	I	11	100
GRANTOR: SHEFFIELD JOHN E & PH						
GRANTEE: SHEFFIELD JOHN E						
1839/1254	2/08/2013	WD	Q	I	02	50,000
GRANTOR: SMITH VICTORIA L						
GRANTEE: SHEFFIELD JOHN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UCP=[YR=1993] N9 W10 UOP=[YR=1993] W19 S9E19 N9$ S9 E10$ W39 S14 E12 UCP=[YR=1993] S9 E16 UOP=[YR=1993] E22 N9 W22 S9$ N9 W16$ E40 N14$.

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	0510	GARAGE WD-	0	0	24	48	1,152.00	SF	35.00	35.00	100	1984	1984	3	20	8,064	

LAND DESCRIPTION

TOTAL OB/XF 8,064

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	0006	OR	0.00	0.00	4.77	AC		1.00	1.00	1.00	25,000.00	25,000.00	119,250							

REVIEW DATE 09/21/2017 BY TWX Total Acres: 4.77 Total Land Value: 119,250 Market: 0 Agricultural: 0 Common: 119,250 PRINTED 08/02/2023 BY SYS