PT SEC 5-1N-23E IN
OR 2536/1768

COX RITCHIE ANDREW & BETTY MARIE L/E/
17143 OAKHILL ROAD
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0470

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	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	768	100	768	17,612
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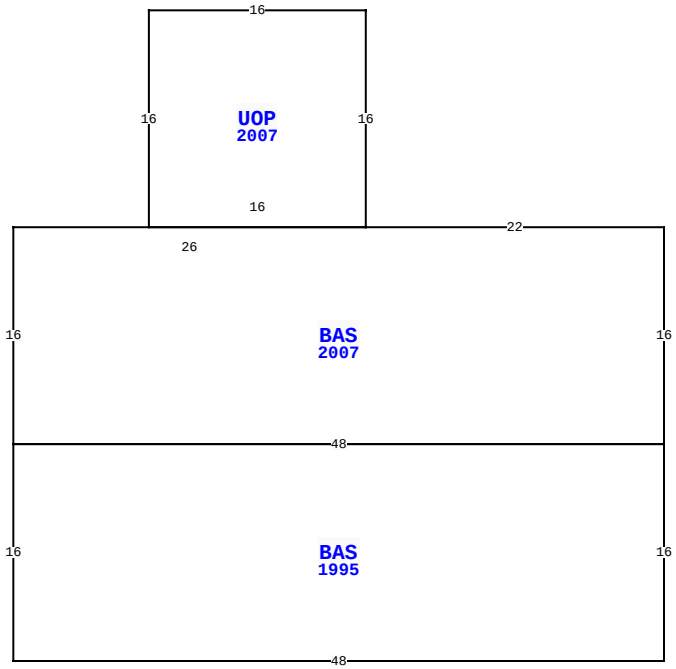
UOP	256	25	64	1,468
TOTALS	1,792		1,600	36,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,600	117.6000	76.44	122,304	1981	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1536 HX Base Yr 1996



17143 OAK HILL RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,691
TOTAL MARKET OB/XF VALUE		28,258
TOTAL LAND VALUE - MARKET		154,280
TOTAL MARKET VALUE		219,229
SOH/AGL Deduction		141,274
ASSESSED VALUE		77,955
TOTAL EXEMPTION VALUE	HX HB	46,955
BASE TAXABLE VALUE		31,000
TOTAL JUST VALUE		219,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006934	CO ISSUED	0	12/19/2017
17006934	MH MOVE-ON	0	11/06/2017
MH982467	MH MOVE-ON	0	11/01/1998
MHU95844	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1768	2/03/2022	LE	U	I	14	100
GRANTOR: COX RITCHIE A & BETTY						
GRANTEE: COX RITCHIE ANDREW						
0665/0442	8/18/1992	QC	Q	V		40,000
GRANTOR: CRIBB JOHN JR & W M						
GRANTEE: COX RITCHIE & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 UOP=[YR=2007] N16 W16 S16 E16$ W26 S16
BAS=[YR=1995] S16 E48 N16 W48$ E48 N16$.

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	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2001	2001	3	30	1,080	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2001	2001	3	20	864	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2012	2012	3	71	14,314	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 28,258

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	8.12	AC		1.00	1.00	1.00	19,000.00	19,000.00	154,280							

REVIEW DATE 12/14/2017 BY TW Total Acres: 8.12 Total Land Value: 154,280 Market: 0 Agricultural: 0 Common: 154,280 PRINTED 08/02/2023 BY SYS