IN OR 1100/1591
SKYO 2003 DW/MH

BLOUNT KEITH A & CHARLOTTE N/
16780 OAK HILL ROAD
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0570

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

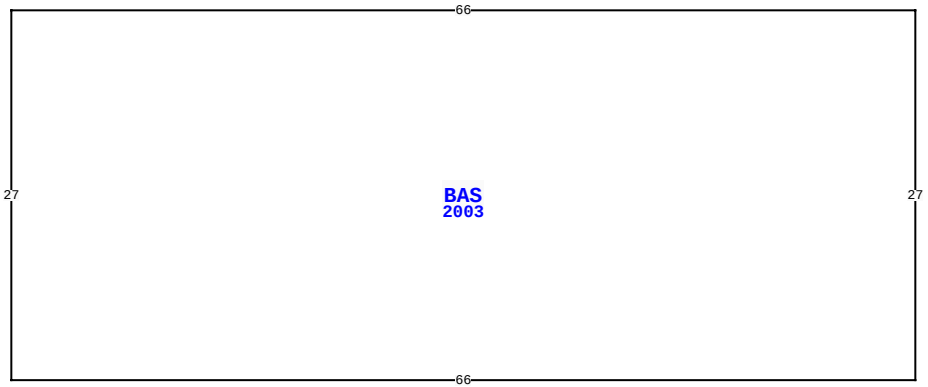
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	102,983
TOTALS	1,782		1,782	102,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	152.8800	107.02	190,710	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2004 Heated Area: 1782 HX Base Yr 2004



16780 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		102,983
TOTAL MARKET OB/XF VALUE		10,236
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		161,219
SOH/AGL Deduction		83,065
ASSESSED VALUE		78,154
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,154
TOTAL JUST VALUE		161,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/1591	12/13/2002	WD	U	I	06	100

GRANTOR: PARNELL RICHARD & BUN
GRANTEE: BLOUNT KEITH & CHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S27 E66 N27$.

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	100	24	20	480.00	SF	26.95	26.95	100	2002	2002	3	32	4,140	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2004	2004	3	24	230	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1999	1999	3	20	818	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
5	0754	FOP	0	100	20	8	160.00	SF	15.00	15.00	100	2017	2017	3	82	1,968	

LAND DESCRIPTION

TOTAL OB/XF 10,236

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	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000							

REVIEW DATE 09/21/2017 BY TWX Total Acres: 1.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS