

PT OF LOTS 17 18 & 19
IN OR 2424/207
PENNY HADDOCK ESTATES PB 5/338

MINCHEW DONALD M & DANYELLE B
39214 PROSPECT LANDING RD
HILLIARD, FL 32046

2023

05-4N-24-1630-0018-0000



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	VALUATION SUMMARY																									
Exterior Wall	30	VINYL 100	0800	02	2,109	128.4800	89.94	189,683	1999	1999	0	0	0	54.00	46.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0														Heated Area: 2052												HX Base Yr											
Roof Cover	03	COMP SHNGL 100	27 31 45 19 12 12 19 27 BAS 2001 UOP 2012																																					
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		3 100																																						
Frame	02	WOOD FRAME 100																																						
Stories	0	0 100																																						
Units		0 100																																						
Quality			04	Quality Level 04																																				
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	2,052	100	2,052	84,896																																				
UOP	228	25	57	2,358																																				
TOTALS			2,280	2,109	87,254																																			
EXTRA FEATURES			39214 PROSPECT LANDING RD, HILLIARD																																					
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	0201	BARN WD 10	0	0	44	60	2,640.00	SF	17.00	17.00	100	1984	1984	3	20	8,976																								
3	0751	UOP	0	0	8	20	160.00	SF	10.00	10.00	100	2009	2009	3	60	960																								
6	0811	CONCRETE B	0	0	26	24	624.00	SF	5.20	5.20	100	2001	2001	3	82	2,661																								
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																								
8	0681	POLE SHED	0	0	11	9	99.00	SF	15.00	15.00	100	2003	2003	3	36	535																								
9	0681	POLE SHED	0	0	40	11	440.00	SF	15.00	15.00	100	2003	2003	3	36	2,376																								
LAND DESCRIPTION			TOTAL OB/XF															18,448																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	31.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	248,160																							
REVIEW DATE 03/22/2021 BY TW Total Acres: 31.02 Total Land Value: 248,160 Market: 0 Agricultural: 0 Common: 248,160 PRINTED 08/02/2023 BY SYS																																								