



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
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 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	0	0 100		
Units		0 100		
Quality	05	Quality Level 05		
DOR CODE		0200 MOBILE HOME		
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC		6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	54,251
TOTALS	1,152		1,152	54,251

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,152	140.1600	98.11	113,023	2000	2000	0	0	52.00	48.00		
3 M/H 94+ - 100% - 2013 Heated Area: 1152 HX Base Yr 2013													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">48</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">48</div> <div style="position: absolute; left: 0; top: 50%; transform: translateY(-50%); text-align: center;">24</div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%); text-align: center;">24</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">                     BAS 2012                 </div> </div>													
27201 W FIFTH AVE, HILLIARD													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE			

NASSAU COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			54,251	
TOTAL MARKET OB/XF VALUE			5,616	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			104,867	
SOH/AGL Deduction			48,774	
ASSESSED VALUE			56,093	
TOTAL EXEMPTION VALUE			31,093	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			104,867	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			88,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110253	MH MOVE-ON	0	12/01/2011
01-0823	MH MOVE-ON	0	12/27/2000
0108513	ADDITION	3,000	12/27/2000
	ADDITION	1,400	03/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1780/1828	10/28/2011	QC	U	I	11	100	
GRANTOR: ARNOLD NELLA ETAL							
GRANTEE: HIGGINBOTHAM DEAN E							
1602/1315	1/27/2009	QC	U	I	11	100	
GRANTOR: ARNOLD JEROME JR & NE							
GRANTEE: ARNOLD NELLA ETAL							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W48 S24 E48 N24\$.

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
8	0755	FSP	0	100	0	0			20.00	100	2013	2013	3	65	5,616	

LAND DESCRIPTION										TOTAL OB/XF														
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	000102	C	SFR/MH	100	0006	RM4	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							