



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	PAGE 1 of 1 3															
Exterior Wall	05	AVERAGE 100	0820	02	1,733	123.6000	80.34	139,229	1989	2004	0	0	0	44.00	56.00	VALUATION BY STANDARD														
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 100% - 2016														Heated Area: 1540													
Roof Cover	12	MODULAR MT 100															HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 90																												
Interior Floor	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																												
BUD8 Adjustme	03	DIST HI 100																												
Quality			03	Quality Level 03																										
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	1,260	100	1,260	56,688																										
BAS	280	100	280	12,597																										
FST	36	65	23	1,035																										
UOP	480	25	120	5,399																										
UOP	200	25	50	2,250																										
TOTALS			2,256	1,733	77,968																									
EXTRA FEATURES			27254 W FIFTH AVE, 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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	1983	1983	3	20	643															
2	0811	CONCRETE B	0 100	0	0	1,707.00	SF	5.20	5.20	100	1995	1995	3	72	6,391															
3	0681	POLE SHED	0 100	16	9	144.00	SF	15.00	15.00	100	2013	2013	3	75	1,620															
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380															
TOTAL OB/XF 11,034																														
LAND DESCRIPTION																														
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	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500													
REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS																														