

BROCK ZECHARIAH & STEPHANIE
27506 WEST 4TH AVE
HILLIARD, FL 32046

08-3N-24-2380-0124-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 5									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 25 MOD METAL 100										0820 02 732 95.8000 62.27 45,582 1980 1980 0 0 0 70.00 30.00										Tax Group: 3 Tax Dist:									
Roof Structur 02 SHED 100										1 M/H 93- - 0% - 0 Heated Area: 732 HX Base Yr										BUILDING MARKET VALUE 97,767									
Roof Cover 01 MINIMUM 100																				TOTAL MARKET OB/XF VALUE 27,843									
Interior Wall 04 PLYWOOD 100																				TOTAL LAND VALUE - MARKET 162,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 287,610									
Interior Floo 08 SHT VINYL 30																				SOH/AGL Deduction 58,883									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 228,727									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms																				BASE TAXABLE VALUE 228,727									
Bathrooms																				TOTAL JUST VALUE 287,610									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units 0 0 100																				PREVIOUS YEAR MKT VALUE 259,923									
0 0 100																													
Quality 03 Quality Level 03																													
DOR CODE 2800 PARKING/MH LOT																													
MAP NUM										MKT AREA										06									
NEIGHBORHOOD/LOC 6002.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 732 100 732 13,675																													
TOTALS 732 732 13,675																													
EXTRA FEATURES										27535 FIFTH AV, 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 2810 MH SPACE 0 0 0 0 8.00 SF 2,400.00 2,400.00 100 0 0 3 100 19,200																													
2 0751 UOP 0 0 10 6 60.00 SF 10.00 10.00 100 2000 2000 3 29 174																													
3 0752 USP 0 0 35 8 280.00 SF 15.00 15.00 100 2000 2000 3 29 1,218																													
4 0751 UOP 0 0 28 9 252.00 SF 10.00 10.00 100 2008 2008 3 56 1,411																													
5 0751 UOP 0 0 8 6 48.00 SF 10.00 10.00 100 2009 2009 3 60 288																													
8 0751 UOP 0 0 12 6 96.00 SF 10.00 10.00 100 2007 2007 3 52 499																													
9 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1990 1990 3 70 2,450																													
10 0751 UOP 0 0 10 7 70.00 SF 10.00 10.00 100 2000 2000 3 29 203																													
11 2810 MH SPACE 0 0 0 0 1.00 SF 2,400.00 2,400.00 100 0 0 3 100 2,400																													
LAND DESCRIPTION										TOTAL OB/XF 27,843																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000200 C MBL HM SUB 0 00006 RM4 300.00 125.00 300.00 FF 1.00 1.00 0.90 300.00 270.00 81,000																													
2 000200 C MBL HM SUB 0 00006 RM4 275.00 125.00 275.00 FF 1.00 1.00 0.90 300.00 270.00 74,250																													
3 000200 C MBL HM SUB 0 00006 RM4 25.00 125.00 25.00 FF 1.00 1.00 0.90 300.00 270.00 6,750																													
REVIEW DATE 06/08/2021 BY TWA										Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000										PRINTED 08/02/2023 BY SYS									

BROCK ZECHARIAH & STEPHANIE
27506 WEST 4TH AVE
HILLIARD, FL 32046

08-3N-24-2380-0124-0010

[illegible]

REVIEW DATE	06/08/2021	BY	TWA	Total Acres: 0.00	Total Land Value: 162,000	Market: 0	Agricultural: 0	Common: 162,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

[illegible]

BROCK ZECHARIAH & STEPHANIE
27506 WEST 4TH AVE
HILLIARD, FL 32046

08-3N-24-2380-0124-0010

[illegible]