

PT E1/2 OF NW1/4 OF
SEC 8-4N-24E IN OR 2311/392
(EX PT IN OR 740/1797)

SLOAN JAMES
29087 PENNY HADDOCK ROAD
HILLIARD, FL 32046

2023

08-4N-24-0000-0003-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																										
Exterior Wall	05	AVERAGE 100								0800	02	1,620	136.4000	95.48	154,678	1999	1999	0	0	0	54.00	46.00																											
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2020										Heated Area: 1620										HX Base Yr 2020																			
Roof Cover	12	MODULAR MT 100								27 60 27 BAS 1999 60																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 100																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 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	1,620	100	1,620		71,152																																												
TOTALS		1,620		1,620		71,152																																											
EXTRA FEATURES										29087 PENNY HADDOCK RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/16/2023 MLU									
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																																	
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	21.30	21.30	100	1998	1998	3	20	852																																		
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																																		
5	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288																																		
6	0752	USP	0 100	18	5	90.00	SF	15.00	15.00	100	2003	2003	3	36	486																																		
7	0940	SHEDS/PORT	0 100	10	8	80.00	SF	20.10	20.10	100	2003	2003	3	22	354																																		
LAND DESCRIPTION										TOTAL OB/XF										4,920																													
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		OR	0.00	0.00	4.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,500																																
REVIEW DATE 10/27/2017 BY TWX Total Acres: 4.98 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 08/02/2023 BY SYS																																																	