

IN OR 1111/705
FLFLX70A27384ST21 &
FLFLX70B27384ST21

LEWIS DAVID MICHAEL
475919 MIDDLE ROAD
HILLIARD, FL 32046

2023

08-4N-25-0000-0006-0020



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														
Exterior Wall	30	VINYL 100	0800	02	1,668	128.9200	90.24	150,520	1999	1999	0	0	54.00	46.00															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2001													Heated Area: 1668 HX Base Yr 2001													
Roof Cover	03	COMP SHNGL 100	BAS 2000																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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		05														
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,668	100	1,668	69,239																									
TOTALS			1,668	1,668	69,239																								
EXTRA FEATURES										475919 MIDDLE 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													
3	0754	FOP	0 100	11	20	220.00	SF	15.00	15.00	100	1996	1996	3	20	660														
4	0751	UOP	0 100	10	10	100.00	SF	10.00	10.00	100	1997	1997	3	26	260														
6	0751	UOP	0 100	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	25	200														
7	0350	CARPORT WD	0 100	20	22	682.00	SF	13.00	13.00	100	1997	1997	3	20	1,773														
8	0810	CONCRETE A	0 100	9	22	264.00	SF	6.50	6.50	100	1997	1997	3	75	1,287														
9	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680														
10	0350	CARPORT WD	0 100	10	22	220.00	SF	10.40	10.40	100	2003	2003	3	22	503														
11	0940	SHEDS/PORT	0 100	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	22	849														
12	0940	SHEDS/PORT	0 100	10	12	120.00	SF	13.20	13.20	100	2003	2003	3	22	348														
LAND DESCRIPTION										TOTAL OB/XF 7,560																			
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
REVIEW DATE 08/03/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																													