

NE1/4 OF NW1/4 OF SEC 9
PARCELS 2-3 & 2-17
SE1/4 OF SW1/4 OF SEC 40

JORDAN AMANDA A/JORDAN THEODORE C
39107 HIERS WAY
HILLIARD, FL 32046

2023

09-4N-24-0000-0002-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																															
Exterior Wall	25	MOD METAL 100								0820	02	1,960	95.6000	62.14	121,794	1981	1986	0	0	0	70.00	30.00																															
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 2018										Heated Area: 1822										HX Base Yr 2018																							
Roof Cover	12	MODULAR MT 100																																																			
Interior Wall	04	PLYWOOD 100																																																			
Interior Floo	14	CARPET 90																																																			
Interior Floo	08	SHT VINYL 10																																																			
Air Condition	01	NONE 100																																																			
Heating Type	01	NONE 100																																																			
Bedrooms		3 100																																																			
Bathrooms		3 100																																																			
Frame	02	WOOD FRAME 100																																																			
Stories	1.	1. 100																																																			
Units		0 100																																																			
Quality		03	Quality Level 03																																																		
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	1,822	100	1,822	33,966																																																	
USP	276	50	138	2,573																																																	
TOTALS		2,098	1,960	36,538																																																	
EXTRA FEATURES										39107 HIERS WAY, 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																																					
1	0681	POLE SHED	0 100	0	0	1,485.00	SF	15.00	15.00	100	1970	1970	3	20	4,455																																						
2	0940	SHEDS/PORT	0 100	19	14	266.00	SF	30.00	30.00	100	1975	1975	3	20	1,596																																						
LAND DESCRIPTION																											TOTAL OB/XF 6,051																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.50	AC		1.00	1.00	0.80	19,000.00	15,200.00	98,800																																				
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.50	AC		1.00	1.00	0.80	25,000.00	20,000.00	70,000																																				
REVIEW DATE 06/09/2021 BY TWA Total Acres: 10.00 Total Land Value: 168,800 Market: 0 Agricultural: 0 Common: 168,800 PRINTED 08/02/2023 BY SYS																																																					

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