

SE1/4 OF NE1/4
IN OR 2496/1024
FTWD 2001 DW/MH

MATUSKY STEPHEN A & JUDITH
17161 CORNERSTONE RD
HILLIARD, FL 32046

2023

10-3N-23-0000-0003-0070



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	PD	NORM	% COND	PAGE 1 of 1 4																						
Exterior Wall	30	VINYL 100	0800	02	1,145	135.3000	94.71	108,443	2001	2016	0	0	120	10.00	120.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022												Heated Area: 1080												HX Base Yr 2022											
Roof Cover	12	MODULAR MT 100	27 40 27 29 11 18 12 18 BAS 2003 FOP 2007												BAS 2003												FOP 2007											
Interior Wall	05	DRYWALL 100																																				
Interior Floo	13	LVT/LAMMT 50																																				
Interior Floo	14	CARPET 50																																				
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	1,080	100	1,080	122,744																																		
FOP	216	30	65	7,387																																		
TOTALS			1,296	1,145	130,132																																	
EXTRA FEATURES			17161 CORNERSTONE 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																						
5	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2006	2006	3	48	6,720																							
6	0351	CARPORT MT	0 100	20	20	400.00	SF	6.50	6.50	100	2006	2006	3	31	806																							
BUILDING DIMENSIONS																																						
BAS=[YR=2003] W40 S27 E11 FOP=[YR=2007] S12 E18 N12 W18\$ E29 N27\$.																																						
LAND DESCRIPTION			TOTAL OB/XF 7,526																																			
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	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
REVIEW DATE 09/11/2018 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																						