

LOTS 61 & 62 IN OR 933/1712
2000 MERT DW/MH
CORNWALL SURVEY

DAVIS CLINTON A & ANGELA D
1902 LIGHTHOUSE RD
CARRABELLE, FL 32322

2023

10-3N-23-2020-0061-0040



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																											
Exterior Wall	05	AVERAGE 100								0800	02	1,984	140.1600	98.11	194,650	2000	2000	0	0	0	52.00	48.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1984										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100								31 64 31 64 BAS 2007																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 30																																															
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		05	Quality Level 05																																														
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	1,984	100	1,984	93,432																																													
TOTALS		1,984	1,984	93,432																																													
EXTRA FEATURES										17262 CORNERSTONE RD, HILLIARD										BLD DATE 03/11/2008 JH LGL DATE 06/13/2023 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	0	24	10	240.00	SF	15.00	15.00	100	2002	2002	3	32	1,152																																	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																																	
3	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2009	2009	3	45	864																																	
LAND DESCRIPTION																				TOTAL OB/XF 4,991																													
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	0	0007		0.00	0.00	2.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,700																																
REVIEW DATE 09/11/2018 BY TWA Total Acres: 2.29 Total Land Value: 68,700 Market: 0 Agricultural: 0 Common: 68,700 PRINTED 08/02/2023 BY SYS																																																	