

LOT 21 (EX S-1)  
IN OR 1955/1124  
2008 NOBI DW/MH

COLLINS ROBERT K  
27307 CONNER NELSON RD  
HILLIARD, FL 32046

2023

11-3N-23-2020-0021-0000



| 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  | VALUATION SUMMARY |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0800                                 | 02                   | 1,728              | 117.2000    | 82.04          | 141,765        | 2007           | 2007      | 0       | 0           | 0      | 38.00   | 62.00             | STANDARD       |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 2016              |                      |                    |             |                |                |                |           |         |             |        |         |                   |                | Heated Area: 1728      |                             |      |         |      |     |    |        |  |  |    |  | HX Base Yr 2016 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 | <div>276427</div> <div>BAS2007</div> |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                     |                  |                | 03                                   | Quality Level 03     |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0200MOBILE 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                                                                                                                                         | 1,728            | 100            | 1,728                                | 87,894               |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,728                                | 1,728                | 87,894             |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 27307 CONNER NELSON 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          |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 0681             | POLE SHED      | 0100                                 | 25                   | 24                 | 600.00      | SF             | 15.00          | 15.00          | 100       | 1970    | 1970        | 3      | 20      | 1,800             |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0510             | GARAGE WD-     | 0100                                 | 30                   | 25                 | 750.00      | SF             | 26.25          | 26.25          | 100       | 2007    | 2007        | 3      | 52      | 10,238            |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0752             | USP            | 0100                                 | 25                   | 7                  | 175.00      | SF             | 15.00          | 15.00          | 100       | 2007    | 2007        | 3      | 52      | 1,365             |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0500             | FP-PRE FAB     | 0100                                 | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 2007    | 2007        | 3      | 92      | 3,220             |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF 16,623                   |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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               | OR          | 0.00           | 0.00           | 5.00           | AC        |         | 1.00        | 1.00   | 1.00    | 19,000.00         | 19,000.00      | 95,000                 |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 09/11/2018 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                   |                |                        |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |