

PT GOVT LOTS 11 & 12 OF
SEC 19-4N-24E IN OR 1112/1681
(EX UTIL ESMT IN OF 1321/1970)

ANDREU ALAN A
554041 US HWY 1 NORTH
HILLIARD, FL 32046

2023

19-4N-24-0000-0004-0030



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 4																										
Exterior Wall	30	VINYL 100	0800	02	1,248	134.6400	94.25	117,624	1994	1999	0	0	0	54.00	46.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023													Heated Area: 1248													HX Base Yr 2023												
Roof Cover	12	MODULAR MT 100	24 52 24 BAS 2008																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	08	SHT VINYL 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	0	0 100																																							
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	1,248	100	1,248	54,107																																					
TOTALS			1,248	1,248	54,107																																				
EXTRA FEATURES					554041 US HWY 1, HILLIARD													BLD DATE		LGL DATE		05/22/2023 MLU																			
					XF DATE													LAND DATE																							
					INC DATE													AG DATE																							
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	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	35.00	100	2007	2007	3	52	6,989																									
4	0350	CARPORT WD	0	0	19	24	456.00	SF	13.00	13.00	100	2008	2008	3	40	2,371																									
5	0510	GARAGE WD-	0	0	24	10	240.00	SF	35.00	35.00	100	2009	2009	3	60	5,040																									
6	1242	WD DECK A	0	100	0	0	288.00	SF	15.00	15.00	100	2009	2009	3	45	1,944																									
7	0681	POLE SHED	0	100	8	6	48.00	SF	15.00	15.00	100	2009	2009	3	60	432																									
8	0092	AUTO GATE	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2008	2008	3	40	2,800																									
9	0971	ST LGHT OV	0	100	0	0	6.00	UT	1,555.00	1,555.00	100	2008	2008	3	76	7,091																									
10	0975	ST LT/ARM	0	100	0	0	8.00	UT	500.00	500.00	100	2008	2008	3	76	3,040																									
LAND DESCRIPTION																								TOTAL OB/XF 29,707																	
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	0004	OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	350,000																								
REVIEW DATE 07/09/2020 BY TWA Total Acres: 25.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																									