



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										
Exterior Wall	05	AVERAGE 100	0820	02	728	120.2000	78.13	56,879	1980	1980	0	0	70.00	30.00											
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 728 HX Base Yr									
Roof Cover	12	MODULAR MT 100	14 52 BAS 2011 14 52																						
Interior Wall	04	PLYWOOD 100																							
Interior Floo	08	SHT VINYL 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
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	728	100	728	17,064																					
TOTALS			728		728	17,064																			
EXTRA FEATURES			28745 TRIGG 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								
3	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	1980	1980	3	20	432									
4	0350	CARPORT WD	0	0	36	18	648.00	SF	13.00	13.00	100	1980	1980	3	20	1,685									
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	2000	2000	3	20	386									
LAND DESCRIPTION																									
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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,700								
REVIEW DATE 10/16/2017 BY TWX Total Acres: 2.19 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/0406	10/04/2017	QC	U	I	11	100
GRANTOR: MARTIN BERTHA M						
GRANTEE: MARTIN BERTHA MAE L						
0581/0968	10/16/1989	WD	U	I		24,500
GRANTOR: MARTIN GARY L & B M						
GRANTEE: JOHNSON ELAINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W52 S14 E52 N14\$.