

LLOYD JARED
17107 BRUSH CREEK LANE
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD	05 AVERAGE 100	0800	MDL	02	1,741	TOT ADJ PTS	117.2000	EFF. BASE RATE	82.04	REPL. COST NEW	142,832	AYB	2004	EYB	ECON	0	FNCT	0	NORM	0	44.00	% COND	56.00																			
Exterior Wall	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0										Heated Area: 1690										HX Base Yr																				
Roof Structur	03	COMP SHNGL 100																																									
Roof Cover	05	DRYWALL 100																																									
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	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	1,690	100																							1,690	77,643																	
FOP	60	30																							18	827																	
FOP	110	30																							33	1,516																	
TOTALS	1,860		1,741	79,986																																							
EXTRA FEATURES										17107 BRUSH CREEK LN, HILLIARD										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE																										
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185		06/13/2023 MLU																									
BUILDING NOTES																																											
BUILDING DIMENSIONS																																											
BAS=[YR=2006] W60 S31 E16 FOP=[YR=2006] E15 N4 W15 S4\$ N4 E15 S4 E29 N10 FOP=[YR=2006] N11 W10 S11 E10\$ W10 N11 E10 N10\$.																																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0005	OR	0.00	0.00	2.63	AC		1.00	1.00	1.00	30,000.00	30,000.00	78,900																										