

PT OF S1/2 OF NW1/4  
IN OR 1245/1101  
2004 FLEET DW/MH

GREGORY MERLYN M JR & ROBIN R  
P O BOX 1634  
HILLIARD, FL 32046

2023

23-4N-23-0000-0012-0040



| 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      | 1,680       | 128.9200    | 90.24          | 151,603         | 2004           | 2004       | 0                           | 0    | 0                      | 44.00 | 56.00  |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100       |                      |                      |      |          |       |          |                | 1 M/H 94+ - 100% - 2005                                                                |         |             |             |                |                 |                |            |                             |      | Heated Area: 1680      |       |        |    |        |  |  |  |  |  | HX Base Yr 2005 |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100      |                      |                      |      |          |       |          |                | <div><div>28</div><div>60</div><div>60</div><div>28</div><div>BAS<br/>2004</div></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                                                                                                                                     |                  | 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                                                                                                                                         | 1,680            | 100                 | 1,680                | 84,898               |      |          |       |          |                |                                                                                        |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 1,680               |                      | 1,680                |      | 84,898   |       |          |                |                                                                                        |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                     |                      |                      |      |          |       |          |                | 241826 CR 121, 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           | 0 100                | 23                   | 22   | 506.00   | SF    | 15.00    | 15.00          | 100                                                                                    | 1989    | 1989        | 3           | 20             | 1,518           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0510             | GARAGE WD-          | 0 100                | 12                   | 22   | 264.00   | SF    | 26.95    | 26.95          | 100                                                                                    | 1989    | 1989        | 3           | 20             | 1,423           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                           | 0500             | FP-PRE FAB          | 0 100                | 0                    | 0    | 1.00     | UT    | 3,500.00 | 3,500.00       | 100                                                                                    | 2004    | 2004        | 3           | 89             | 3,115           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                           | 1242             | WD DECK A           | 0 100                | 0                    | 0    | 928.00   | SF    | 6.00     | 6.00           | 100                                                                                    | 2018    | 2018        | 3           | 86             | 4,788           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                     |                      |                      |      |          |       |          |                | TOTAL OB/XF                                                                            |         |             |             |                |                 |                |            |                             |      | 10,844                 |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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     | 3.47           | AC                                                                                     |         | 1.00        | 1.00        | 1.00           | 25,000.00       | 25,000.00      | 86,750     |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/09/2019 BY TWA Total Acres: 3.47 Total Land Value: 86,750 Market: 0 Agricultural: 0 Common: 86,750 PRINTED 08/02/2023 BY SYS |                  |                     |                      |                      |      |          |       |          |                |                                                                                        |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |