

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 80		
Interior Floo	11	CLAY TILE 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	1,800	100	1,800	99,122
TOTALS	1,800		1,800	99,122

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,800	131.1200	91.78	165,204	2006	2006	0	0	40.00	60.00	
1 M/H 94+ - 100% - 2007			Heated Area: 1800			HX Base Yr 2007						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			108,111
TOTAL MARKET OB/XF VALUE			9,309
TOTAL LAND VALUE - MARKET			89,400
TOTAL MARKET VALUE			206,820
SOH/AGL Deduction			98,812
ASSESSED VALUE			108,008
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			53,008
TOTAL JUST VALUE			206,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429589	DEMOLITION	0	11/28/2014
B23722	ADDITION	2,699	06/01/2010
P11614	OTHER	0	10/01/2006
E18123	ELEC OTHER	0	09/01/2006
M12053	MECH OTHER	0	09/01/2006
E17901	ELEC OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1829/1643	1/18/2012	QC	U	I	11	100
GRANTOR: DESPRES TERRI						
GRANTEE: HOLLAND VILETHA LIN						
1453/0946	10/19/2006	WD	U	V	07	100
GRANTOR: STEEDLEY PAUL L & CHR						
GRANTEE: HOLLAND VILETHA L &						

EXTRA FEATURES																
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
4	0940	SHEDS/PORT	0 100	20	15	300.00	SF	20.10	20.10	100	1976	1976	3	20	1,206	
5	0681	POLE SHED	0 100	17	15	255.00	SF	15.00	15.00	100	1986	1986	3	20	765	
6	1242	WD DECK A	0 100	0	0	288.00	SF	7.50	7.50	100	2000	2000	3	20	432	
7	1242	WD DECK A	0 100	0	0	326.00	SF	7.50	7.50	100	2010	2010	3	50	1,223	
8	1242	WD DECK A	0 100	0	0	342.00	SF	7.50	7.50	100	2007	2007	3	35	898	
9	0752	USP	0 100	30	12	360.00	SF	11.25	11.25	100	2005	2005	3	44	1,782	
10	0752	USP	0 100	33	12	396.00	SF	11.25	11.25	100	2007	2007	3	52	2,317	
11	0751	UOP	0 100	22	8	176.00	SF	7.50	7.50	100	2007	2007	3	52	686	

TOTAL OB/XF													9,309				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						06/13/2023	MLU										

BUILDING NOTES												
BAS=[YR=2006] W60 S30 E60 N30\$.												

BUILDING DIMENSIONS												
BAS=[YR=2006] W60 S30 E60 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	89,400								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	01	NONE 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
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
BAS	784	100	784
			SUBAREA MARKET VALUE
			8,989
TOTALS	784		784
			8,989

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0820	02	784	88.2000	57.33	44,947	1982	1982	0	0	15	70.00	20.00		
2 M/H 93- - 0% - 2007 Heated Area: 784 HX Base Yr 2007														
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">-56-</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">-56-</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">14</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2006 </div> </div>														
18494 BROKEN ARROW RD, HILLIARD														
						BLD DATE			LGL DATE					
						XF DATE			LAND DATE	06/13/2023	MLU			
						INC DATE			AG DATE					

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,111
TOTAL MARKET OB/XF VALUE		9,309
TOTAL LAND VALUE - MARKET		89,400
TOTAL MARKET VALUE		206,820
SOH/AGL Deduction		98,812
ASSESSED VALUE		108,008
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		53,008
TOTAL JUST VALUE		206,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4829	MH MOVE-ON	0	08/01/2006
M11860	MECH OTHER	0	08/01/2006
P11476	OTHER	0	08/01/2006
E0617470	ELEC OTHER	0	06/01/2006
MHU4789	MH MOVE-ON	0	06/01/2006
P0611209	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/1643	1/18/2012	QC	U	I	11	100
GRANTOR: DESPRES TERRI						
GRANTEE: HOLLAND VILETHA LIN						
1453/0946	10/19/2006	WD	U	V	07	100
GRANTOR: STEEDLEY PAUL L & CHR						
GRANTEE: HOLLAND VILETHA L &						

EXTRA FEATURES																
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
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W56 S14 E56 N14\$.													

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	