

HYATT JAMES D III
19474 CHANCE LANE
HILLIARD, FL 32046

28-2N-23-0000-0004-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										6									
25 MOD METAL 100										0800 02 2,052 106.6000 74.62 153,120 1994 1994 0 0 10 70.00 20.00										VALUATION BY STANDARD									
03 GABLE/HIP 100										1 M/H 94+ - 100% - 2021 Heated Area: 2052 HX Base Yr 2021										Tax Group: 6 Tax Dist:									
12 MODULAR MT 100										27 76 27 76 BAS 1994										BUILDING MARKET VALUE 30,624									
05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 19,773									
14 CARPET 90																				TOTAL LAND VALUE - MARKET 213,750									
08 SHT VINYL 10																				TOTAL MARKET VALUE 264,147									
03 CENTRAL 100																				SOH/AGL Deduction 102,400									
04 AIR DUCTED 100																				ASSESSED VALUE 161,747									
4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
2 100																				BASE TAXABLE VALUE 111,747									
02 WOOD FRAME 100																				TOTAL JUST VALUE 264,147									
1. 1. 100																				NCON VALUE 0									
0 100										INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE 213,084																			
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 2,052 100 2,052 30,624																													
TOTALS 2,052 2,052 30,624																													
EXTRA FEATURES										19474 CHANCE LN, 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										BLD DATE LGL DATE 06/16/2023 MLU																			
3 0681 POLE SHED 0 100 10 16 160.00 SF 15.00 15.00 100 1993 1993 3 20 480										LAND DATE																			
4 0681 POLE SHED 0 100 20 16 320.00 SF 15.00 15.00 100 1998 1998 3 27 1,296										AG DATE																			
5 0812 CONCRETE C 0 100 0 0 1,127.00 SF 4.00 4.00 100 2010 2010 3 92 4,147																													
6 0350 CARPORT WD 0 100 29 27 783.00 SF 13.00 13.00 100 2010 2010 3 50 5,090																													
7 1242 WD DECK A 0 100 34 12 408.00 SF 10.00 10.00 100 2010 2010 3 50 2,040																													
8 0681 POLE SHED 0 100 25 13 325.00 SF 15.00 15.00 100 2010 2010 3 64 3,120																													
9 0754 FOP 0 100 20 12 240.00 SF 30.00 30.00 100 2010 2010 3 50 3,600																													
LAND DESCRIPTION										TOTAL OB/XF 19,773																			
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 100 OR 0.00 0.00 5.00 AC 1.00 1.00 2.25 19,000.00 42,750.00 213,750																													
REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.00 Total Land Value: 213,750 Market: 0 Agricultural: 0 Common: 213,750 PRINTED 08/02/2023 BY SYS																													