

LOT 3
IN OR 1220/993
R673284 & R673285

CARMICHAEL RHONDA D
552660 US HWY 1
HILLIARD, FL 32046

2023

32-4N-24-019B-0003-0000



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	30	VINYL 100	0800	02	1,728	135.9600	95.17	164,454	1995	2000	0	0	0	52.00	48.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1728													
Roof Cover	11	SLATE 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
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	1,728	100	1,728	78,938																									
TOTALS		1,728	1,728	78,938																									
EXTRA FEATURES					552660 US HWY 1, 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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	5,530													
2	0811	CONCRETE B	0	0	0	0	306.00	SF	5.20	5.20	100	1999	1999	3	79	1,257													
3	0351	CARPORT MT	0	0	25	18	450.00	SF	6.60	6.60	100	2001	2001	3	20	594													
4	0752	USP	0	0	21	10	210.00	SF	15.00	15.00	100	2001	2001	3	30	945													
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		OR	0.00	0.00	2.17	AC		1.00	1.00	0.85	30,000.00	25,500.00	55,335												
REVIEW DATE 06/15/2021 BY TWA Total Acres: 2.17 Total Land Value: 55,335 Market: 0 Agricultural: 0 Common: 55,335 PRINTED 08/02/2023 BY SYS																													