

PT OF E1/2 OF NE1/4
IN OR 2145/1901
1998 HOME OF MERT DW/MH

FOWLER KATRINA & STEVEN
2803 BARBARA LANE
HILLIARD, FL 32046

2023

33-2N-23-0000-0001-0180



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	STANDARD																
Exterior Wall	30	VINYL 100			0800	02	1,512	141.1200	98.78	149,355	1998	1998	0	0	0	56.00	44.00																	
Roof Structur	03	GABLE/HIP 100			2 M/H 94+ - 100% - 2018										Heated Area: 1512										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100			27 56 27 56 BAS 2001																													
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					05	Quality Level 05																												
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	1,512	100	1,512	65,716																														
TOTALS					1,512		1,512		65,716																									
EXTRA FEATURES					2803 BARBARA 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																			
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905																				
3	0510	GARAGE WD-	0 100	18 25	450.00	SF	35.00	35.00	100	2008	2008	3	56	8,820																				
4	0810	CONCRETE A	0 100	26 18	468.00	SF	6.50	6.50	100	2019	2019	3	99	3,012																				
LAND DESCRIPTION					TOTAL OB/XF 14,737																													
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	100	0005	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000																	
REVIEW DATE 09/30/2020 BY TWA Total Acres: 1.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS																																		