

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	25	MOD METAL 100	0820	02	EFF. AREA	924	TOT ADJ PTS	68.0400	EFF. BASE RATE	44.23	REPL. COST NEW	40,869	AYB	1986	EYB	1986	ECON	0	FNCT	0	NORM	0 70.00	% COND	30.00								
Exterior Wall	03	GABLE/HIP 100		1 M/H 93- - 0% - 2023										Heated Area: 924										HX Base Yr									
Roof Structur	03																																
Roof Cover	01	MINIMUM 100																															
Interior Wall	04	PLYWOOD 100																															
Interior Floo	14	CARPET 80																															
Interior Floo	08	SHT VINYL 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		2 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
Quality		02	Quality Level 02																														
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	924	100	924	12,261																													
TOTALS		924	924	12,261																													
EXTRA FEATURES				392180 PROSPECT LANDING RD, 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																
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170																	
5	1242	WD DECK A	0	0	0	0	337.00	SF	10.00	10.00	100	2000	2000	3	20	674																	
TOTAL OB/XF																		2,844															
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	0	0005	OR	0.00	0.00	49.36	AC		1.00	1.00	3.00	8,000.00	24,000.00	1,184,640																
REVIEW DATE 01/14/2021 BY WWA Total Acres: 49.36 Total Land Value: 1,184,640 Market: 0 Agricultural: 0 Common: 1,184,640 PRINTED 08/02/2023 BY SYS																																	