



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,152	135.0800	94.56	108,933	2001	2006	0	0	40.00	60.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023													Heated Area: 1152										HX Base Yr 2023									
Roof Cover	12	MODULAR MT 100	167216 BAS2015																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	08	SHT VINYL 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		4 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	0	0 100																																	
Units		0 100																																	
Quality			04	Quality Level 04																															
DOR CODE			0200MOBILE 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	1,152	100	1,152	65,360																															
TOTALS			1,152	1,152	65,360																														
EXTRA FEATURES			20346 CR 121, 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	1242	WD DECK A	0 100	16 16	256.00	SF	5.00	5.00	100	2015	2015	3	74	947																					
LAND DESCRIPTION			TOTAL OB/XF 947																																
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	0004		0.00	0.00	1.38	AC		1.00	1.00	0.80	30,000.00	24,000.00	33,120																		
REVIEW DATE 10/05/2020 BY TWA Total Acres: 1.38 Total Land Value: 33,120 Market: 0 Agricultural: 0 Common: 33,120 PRINTED 08/02/2023 BY SYS																																			