



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	PAGE 1 of 2 6											
Exterior Wall	05	AVERAGE 100	0820	02	1,860	116.8000	75.92	141,211	2013	2013	0	0	0	25.00	75.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2009													Heated Area: 1860										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009										
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		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units		0 100																								
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	1,860	100	1,860	105,908																						
TOTALS			1,860	1,860	105,908																					
EXTRA FEATURES			3465 DIAMOND BACK TRL, 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	12	12	144.00	SF	10.00	10.00	100	1999	1999	3	20	288											
2	0200	BARN WD 0-	0 100	29	20	580.00	SF	20.00	20.00	100	2000	2000	3	29	3,364											
3	0681	POLE SHED	0 100	29	11	319.00	SF	15.00	15.00	100	2003	2003	3	36	1,723											
4	0681	POLE SHED	0 100	29	11	319.00	SF	15.00	15.00	100	2003	2003	3	36	1,723											
LAND DESCRIPTION																	TOTAL OB/XF 7,098									
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.44	AC		1.00	1.00	1.00	19,000.00	19,000.00	103,360									
REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.44 Total Land Value: 103,360 Market: 0 Agricultural: 0 Common: 103,360 PRINTED 08/02/2023 BY SYS																										

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