

RAY JEFFREY ALLAN/LYNCH MICHELLE RAY
24408 ORACLE LN
HILLIARD, FL 32046

34-3N-23-2040-0007-0050

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	VALUATION BY		STANDARD																
Exterior Wall		30	VINYL 100			0800	02	2,356	147.8400	103.49	243,822	1997	2012	0	0	28.00	72.00	Tax Group: 4		Tax Dist:															
Roof Structur		03	GABLE/HIP 100			1 M/H 94+ - 100% - 2023										Heated Area: 2356										HX Base Yr 2023									
Roof Cover		12	MODULAR MT 100			31 76 31 76 BAS 1997										BUILDING MARKET VALUE										175,552									
Interior Wall		05	DRYWALL 100													TOTAL MARKET OB/XF VALUE										9,574									
Interior Floo		14	CARPET 80													TOTAL LAND VALUE - MARKET										95,000									
Interior Floo		08	SHT VINYL 20													TOTAL MARKET VALUE										280,126									
Air Condition		03	CENTRAL 100													SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100													ASSESSED VALUE										280,126									
Bedrooms			4 100													TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100													BASE TAXABLE VALUE										230,126									
Frame		02	WOOD FRAME 100													TOTAL JUST VALUE										280,126									
Stories		1.	1. 100													NCON VALUE										0									
Units			0 100			INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100			PREVIOUS YEAR MKT VALUE										221,838																			
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	2,356	100	2,356	175,552																															
TOTALS					2,356		2,356	175,552																											
EXTRA FEATURES					24408 ORACLE LN, HILLIARD										BLD DATE				LGL DATE		06/16/2023		MLU												
															XF DATE				LAND DATE																
															INC DATE				AG DATE																
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	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2016	2016	3	78	6,739																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																				
LAND DESCRIPTION					TOTAL OB/XF										9,574																				
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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000																		
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