

WANG PETER
58261 MELTON ROAD
HILLIARD, FL 32046

2023

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		05	AVERAGE 100							0800	02	1,566	117.2000	82.04	128,475	2004	2004		0	0	44.00	56.00	VALUATION BY STANDARD												
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2005													Heated Area: 1566 HX Base Yr 2005												
Roof Cover		03	COMP SHNGL 100							-58- 27 BAS 2004 -58- 27																									
Interior Wall		05	DRYWALL 100																																
Interior Floo		14	CARPET 80																																
Interior Floo		08	SHT VINYL 20																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			4 100																																
Bathrooms			2 100																																
Frame		02	WOOD FRAME 100																																
Stories Units		1.	1. 100 0 100																																
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA				05																												
NEIGHBORHOOD/LOC		5001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,566	100	1,566	71,946																															
TOTALS		1,566		1,566	71,946																														
EXTRA FEATURES										58261 MELTON RD, HILLIARD										BLD DATE								LGL DATE		05/19/2023 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	0855	CONC PAVER	0 100	32	3	96.00		SF	7.00	7.00	100	2004	2004	3	86	578																			
2	0510	GARAGE WD-	0 100	30	36	1,080.00		SF	35.00	35.00	100	2014	2014	3	78	29,484																			
3	1242	WD DECK A	0 100	12	10	120.00		SF	10.00	10.00	100	2018	2018	3	86	1,032																			
4	1242	WD DECK A	0 100	12	17	204.00		SF	10.00	10.00	100	2018	2018	3	86	1,754																			
LAND DESCRIPTION										TOTAL OB/XF										32,848															
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																		
2	000115	C	SFR ACRES	100	0005		0.00	0.00	12.55	AC		1.00	1.00	1.00	15,000.00	15,000.00	188,250																		