



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	0832	02	2,290	116.8000	75.92	173,857	2020	2020	0	0	2.00	98.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 MH 94N0 RP - 0% - 2007													Heated Area: 2160												HX Base Yr 2007											
Roof Cover	03	COMP SHNGL 100																																					
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		5 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
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	2,160	100	2,160	160,707																																			
FSP	216	60	130	9,673																																			
TOTALS			2,376	2,290	170,380																																		
EXTRA FEATURES					10760 MULBERRY LANDING ANX, 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	0681	POLE SHED	0 100	24 30	720.00	SF	15.00	15.00	100	1981	1981	3	20	2,160																									
4	0940	SHEDS/PORT	0 100	14 8	112.00	SF	20.10	20.10	100	2000	2000	3	20	450																									
5	0681	POLE SHED	0 100	14 12	168.00	SF	15.00	15.00	100	2007	2007	3	52	1,310																									
LAND DESCRIPTION																	TOTAL OB/XF 3,920																						
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	104,500																						
REVIEW DATE 06/29/2020 BY TWX Total Acres: 5.50 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 08/02/2023 BY SYS																																							

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1229	11/07/2006	WD	U	I	07	100

GRANTOR: MCCLINTON MICHAEL SHA

GRANTEE: POWERS LESLIE R & I

1457/0562	11/07/2006	WD	Q	I		115,000
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W72 S30 E26 FSP=[YR=2020] S12 E18 N12 W18\$ E46 N30\$.