

LOT 5
SECS 41-4N-23 & 18-4N-24 &
41-4N-24 OR 700/1982

SHEFFIELD PHILIP E JR & SANDRA
28167 WASHOUT WAY
HILLIARD, FL 32046

2023

41-4N-23-1210-0005-0000



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 1										
Exterior Wall	20	FACE BRICK 90	0900	01	3,000	109.3032	129.80	389,400	2000	2005	0	0	12.28	87.72	VALUATION BY STANDARD										
Exterior Wall	30	VINYL 10	1 SNGL FAM - 100% - 1995													Heated Area: 2659									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1995									
Roof Cover	12	MODULAR MT 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 50																							
Interior Floor	19	MARBLE 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
DOR CODE	5000	IMPROVED AG																							
MAP NUM		MKT AREA														09									
NEIGHBORHOOD/LOC	9005.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,481	100	1,481	168,628																					
FGR	484	55	266	30,287																					
FOP	66	30	20	2,277																					
FUS	1,178	100	1,178	134,127																					
PTO	381	5	19	2,163																					
UST	80	45	36	4,099																					
TOTALS	3,670		3,000	341,582																					
EXTRA FEATURES					28167 WASHOUT WAY, 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	0510	GARAGE WD-	0	100	24	14	336.00	SF	26.95	26.95	100	1994	1994	3	23	2,083									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975									
3	0803	ASPHALT C	0	100	633	8	5,064.00	SF	2.00	2.00	100	2005	2005	3	58	5,874									
4	0812	CONCRETE C	0	0	0	0	1,031.00	SF	4.00	4.00	100	2009	2009	3	91	3,753									
5	0424	CL FNC 6'	0	0	0	0	360.00	LF	20.00	20.00	100	2009	2009	3	78	5,616									
6	0511	GARAGE CB-	0	0	20	12	240.00	SF	40.00	40.00	100	2009	2009	3	91	8,736									
TOTAL OB/XF 29,037																									
LAND DESCRIPTION																									
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								
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005700	A	TIMBER 4 SI	0			0.00	0.00	121.98	AC		1.00	1.00	1.00	280.00	280.00	34,154								
3	005902	A	HARDWOOD SI	0			0.00	0.00	27.00	AC		1.00	1.00	1.00	175.00	175.00	4,725								
4	009910	M	MKT. VAL. AG	0			0.00	0.00	148.98	AC		1.00	1.00	1.00	5,000.00	5,000.00	744,900								
REVIEW DATE 06/10/2021 BY TWA Total Acres: 149.98 Total Land Value: 68,879 Market: 744,900 Agricultural: 38,879 Common: 30,000 PRINTED 08/02/2023 BY SYS																									