



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floop	08	SHT VINYL 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	840	100	840	72,721
UOP	288	25	72	6,233
TOTALS	1,128		912	78,954

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	912	119.0000	89.25	81,396	2020	2020	0	0	3.00	97.00
1 M/H 94+ - 100% - 2022 Heated Area: 840 HX Base Yr 2022											
24 12 12 24 24 15 15 31 56 25 25 25											
UOP 2020											
BAS 2020											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											
17254 HOOT OWL HOLW, HILLIARD											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										78,954		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										30,000		
TOTAL MARKET VALUE										108,954		
SOH/AGL Deduction										22,740		
ASSESSED VALUE										86,214		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										36,214		
TOTAL JUST VALUE										108,954		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										99,132		