

SHEFFIELD JOHN E
28167 WASHOUT WAY
HILLIARD, FL 32046

2024

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		25		MOD METAL 100		0820		02		868		93.6000		65.52		56,871		1980		1980		0		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		1		M/H		93-		-		0%		-		0		Heated Area: 728		HX		Base Yr		Tax Group: 6					Tax Dist:										
Roof Cover		01		MINIMUM 100																						BUILDING MARKET VALUE					17,061										
Interior Wall		04		PLYWOOD 100																						TOTAL MARKET OB/XF VALUE					8,064										
Interior Floo		14		CARPET 90																						TOTAL LAND VALUE - MARKET					119,250										
Interior Floo		08		SHT VINYL 10																						TOTAL MARKET VALUE					144,375										
Air Condition		03		CENTRAL 100																						SOH/AGL Deduction					49,845										
Heating Type		04		AIR DUCTED 100																						ASSESSED VALUE					94,530										
Bedrooms				2 100																						TOTAL EXEMPTION VALUE					0										
Bathrooms				1 100																						BASE TAXABLE VALUE					94,530										
Bathrooms		02		WOOD FRAME 100																						TOTAL JUST VALUE					144,375										
Frame																										NCON VALUE					0										
Stories		1.		1. 100																						INCOME VALUE															
Units				0 100																						PREVIOUS YEAR MKT VALUE					143,157										
BUD8 Adjustme		06		DIST 1D 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC				9001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		728		100		728		14,310																																	
UCP		90		20		18		354																																	
UCP		144		20		29		570																																	
UOP		171		25		43		845																																	
UOP		198		25		50		983																																	
TOTALS		1,331				868		17,061																																	
EXTRA FEATURES																																									
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 0		24 48		1,152.00		SF		35.00		35.00		100		1984		1984		3		20		8,064													