PT GOVT LOTS 1 & 5 OF
SEC 5-1N-23E IN OR 942/138
{32620511MA & 32620511MB}

SALTS ARLIE & GLADYS/
16927 OAKHILL ROAD
HILLIARD, FL 32046

2024

05-1N-23-0000-0001-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

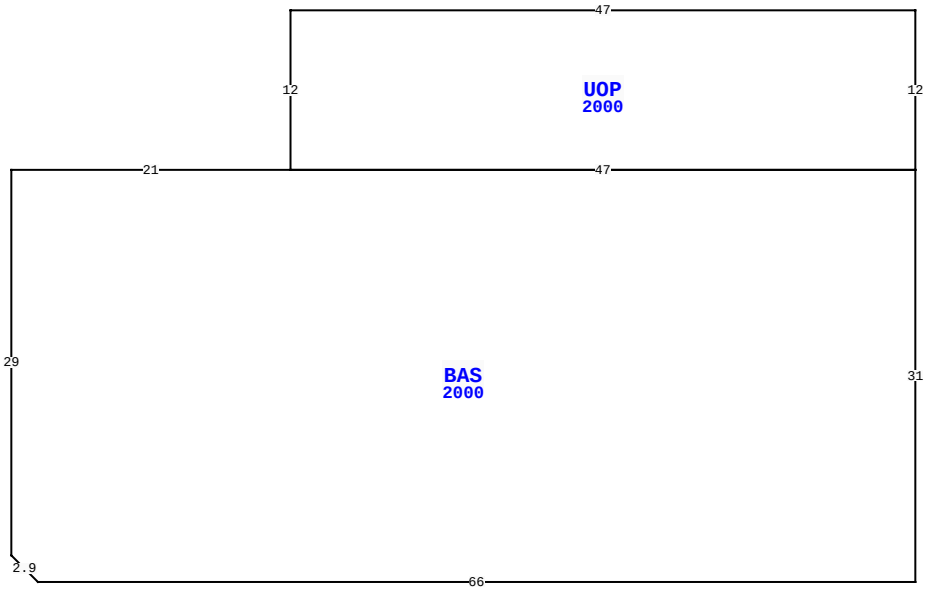
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100	2,106	116,745
UOP	564	25	141	7,816
TOTALS	2,670		2,247	124,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,247	160.6800	120.51	270,786	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2001 Heated Area: 2106 HX Base Yr 2001



16927 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,562
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		227,982
SOH/AGL Deduction		134,555
ASSESSED VALUE		93,427
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,427
TOTAL JUST VALUE		227,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0138	7/24/2000	WD	U	I	05	45,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SALTS ARLIE & GLADY						
0844/1488	8/13/1998	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VET AF						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W47 S12 BAS=[YR=2000] W21 S29 R2 D2 E66 N31 W47$ E47 N12$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	1242	WD DECK A	0	100	30	8	240.00	SF	10.00	10.00	100	2002	2002	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,420

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS