



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 6																																										
Exterior Wall	05	AVERAGE 100	0800	02	1,782	152.8800	114.66	204,324	2003	2003	0	0	0	48.00	52.00	VALUATION SUMMARY																																										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004														Heated Area: 1782														HX Base Yr 2004																											
Roof Cover	03	COMP SHNGL 100	27 27 66 66 BAS 2003																																																							
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		4 100																																																								
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	1,782	100	1,782	106,248																																																						
TOTALS			1,782	1,782	106,248																																																					
EXTRA FEATURES			16780 OAK HILL RD, HILLIARD														BLD DATE XF DATE INC DATE														LGL DATE LAND DATE AG DATE														06/13/2023 MLU													
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	20	480.00	SF	26.95	26.95	100	2002	2002	3	30	3,881																																										
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2004	2004	3	22	211																																										
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																																										
5	0754	FOP	0	100	20	8	160.00	SF	15.00	15.00	100	2017	2017	3	78	1,872																																										
LAND DESCRIPTION			TOTAL OB/XF														9,009																																									
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000																																									
REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/06/2024 BY SYS																																																										