



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 4																																					
Exterior Wall	30	VINYL 100	0800	02	1,836	159.3800	119.54	219,475	2001	2010	0	0	0	34.00	66.00	VALUATION SUMMARY																																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023													Heated Area: 1836												HX Base Yr 2023																								
Roof Cover	12	MODULAR MT 100	27 BAS 2001 27																																																	
Interior Wall	05	DRYWALL 100																																																		
Interior Floo	13	LVT/LAMMT 70																																																		
Interior Floo	14	CARPET 30																																																		
Air Condition	03	CENTRAL 100																																																		
Heating Type	04	AIR DUCTED 100																																																		
Bedrooms		3 100																																																		
Bathrooms		3 100																																																		
Frame	02	WOOD FRAME 100																																																		
Stories	0	0 100																																																		
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	1,836	100	1,836	144,854																																																
TOTALS			1,836	1,836	144,854																																															
EXTRA FEATURES					39313 KOLARS FERRY 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	0752	USP	0 100	18	10	180.00	SF	15.00	15.00	100	2000	2000	3	28	756																																					
2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128																																					
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	13.20	13.20	100	2000	2000	3	20	169																																					
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	2004	2004	3	22	637																																					
TOTAL OB/XF																	1,690																																			
LAND DESCRIPTION																	TOTAL OB/XF												1,690																							
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	000102	C	SFR/MH	100		OR	0.00	0.00	2.48	AC		1.00	1.00	0.80	30,000.00	24,000.00	59,520																																			
REVIEW DATE 06/09/2021 BY TWA Total Acres: 2.48 Total Land Value: 59,520 Market: 0 Agricultural: 0 Common: 59,520 PRINTED 08/06/2024 BY SYS																																																				

VALUATION BY				STANDARD																			
Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		144,854																	
				TOTAL MARKET OB/XF VALUE		1,690																	
				TOTAL LAND VALUE - MARKET		59,520																	
				TOTAL MARKET VALUE		206,064																	
				SOH/AGL Deduction		0																	
				ASSESSED VALUE		206,064																	
				TOTAL EXEMPTION VALUE		HX HB 50,000																	
				BASE TAXABLE VALUE		156,064																	
				TOTAL JUST VALUE		206,064																	
				NCON VALUE		0																	
				INCOME VALUE																			
				PREVIOUS YEAR MKT VALUE		200,588																	
PERMIT NUM				DESCRIPTION				AMT				ISSUED											
MH003330				MH MOVE-ON				0				11/01/2000											
SALES DATA				OFF RECORD Number				DATE				TYPE INST				Q / V I / RSN CD				SALE PRICE			
2584/1790				8/12/2022				WD Q				I 01				257,200							
GRANTOR: REINER HOWARD & CHERI																							
GRANTEE: MCCONNELL ASHLEY &																							
2557/1296				4/21/2022				WD Q				I 01				197,000							
GRANTOR: EADY WILLIAM JR & LIS																							
GRANTEE: REINER HOWARD & CHE																							
BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS=[YR=2001] W68 S27 E68 N27\$.																							