

FRANKLIN BILLIE JOE
PO BOX 85
HILLIARD, FL 32046-0085

17-3N-24-2020-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	25	MOD METAL	100	0820	02	576	93.6000	65.52	37,740	1970	1990	0	0	0	70.00	30.00	Tax Group: 3 Tax Dist:												
RooF Structur	01	FLAT	100	1 M/H 93- - 100% - 2001										Heated Area: 576				HX Base Yr 2001											
RooF Cover	01	MINIMUM	100	12-48-12 BAS 1993																									
Interior Wall	04	PLYWOOD	100																										
Interior Floo	14	CARPET	90																										
Interior Floo	08	SHT VINYL	10																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms		2	100																										
Bathrooms		1	100																										
Frame	02	WOOD FRAME	100																										
Stories	1.	1.	100																										
Units		0	100																										
Quality										03	Quality Level 03																		
DOR CODE										5000	IMPROVED AG																		
MAP NUM											MKT AREA				06														
NEIGHBORHOOD/LOC										6001.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	576	100	576	11,322																									
TOTALS										576		576	11,322																
EXTRA FEATURES										175713 BAY RD, HILLIARD																			
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													
LAND DESCRIPTION										TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	100	0006	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	26,000												
2	006670	A	PECANS	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	605.00	605.00	5,445												
3	009910	M	MKT. VAL .AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000												
REVIEW DATE	06/05/2020		BY	TWA		Total Acres:	10.00		Total Land Value:	31,445		Market:	171,000		Agricultural:	5,445		Common:	26,000		PRINTED 08/06/2024 BY SYS								