



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 90		
Interior Floor	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		
BUD8 Adjustme	06	DIST 1D 100		
Quality	03	Quality Level 03		
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	1,423	100	1,423	36,935
FOP	365	30	110	2,855
TOTALS	1,788		1,533	39,790

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,533	123.6000	86.52	132,635	1975	1975	0	0	70.00	30.00
1 M/H 93- - 100% - 2004 Heated Area: 1423 HX Base Yr 2004											
20052 GRANNY LN, HILLIARD											
				BLD DATE					LGL DATE	05/30/2023 MLU	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					39,790							
TOTAL MARKET OB/XF VALUE					1,363							
TOTAL LAND VALUE - MARKET					210,000							
TOTAL MARKET VALUE					251,153							
SOH/AGL Deduction					215,813							
ASSESSED VALUE					35,340							
TOTAL EXEMPTION VALUE					HX HB WX		30,000					
BASE TAXABLE VALUE					5,340							
TOTAL JUST VALUE					251,153							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					248,311							
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