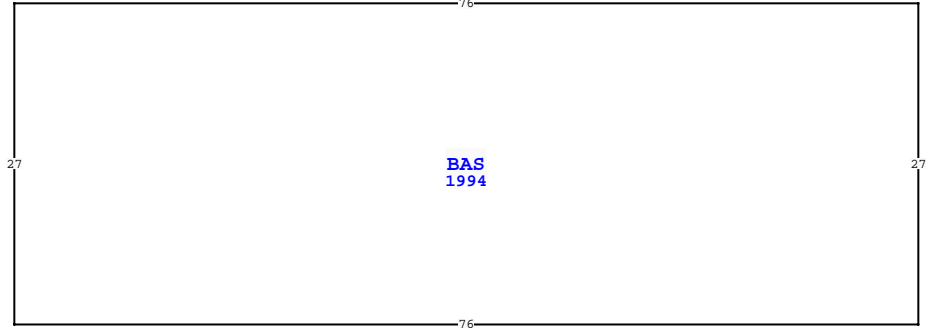




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0800	02	2,052	106.6000	79.95	164,057	1994	1994		0	10	70.00	20.00	
1 M/H 94+ - 100% - 2021 Heated Area: 2052 HX Base Yr 2021													



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	2,052	100	2,052	32,811
TOTALS	2,052		2,052	32,811

19474 CHANCE LN, HILLIARD

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

EXTRA FEATURES																	
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	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1993	1993	3	20	480	
2	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1998	1998	3	26	1,248	
3	0812	CONCRETE C	0	100	0	0	1,127.00	SF	4.00	4.00	100	2010	2010	3	91	4,102	
4	0350	CARPORT WD	0	100	29	27	783.00	SF	13.00	13.00	100	2010	2010	3	45	4,581	
5	1242	WD DECK A	0	100	34	12	408.00	SF	10.00	10.00	100	2010	2010	3	45	1,836	
6	0681	POLE SHED	0	100	25	13	325.00	SF	15.00	15.00	100	2010	2010	3	60	2,925	
7	0754	FOP	0	100	20	12	240.00	SF	30.00	30.00	100	2010	2010	3	45	3,240	

TOTAL OB/XF 18,412

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	DPH 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		OR	0.00	0.00	5.00	AC		1.00	1.00	2.25	19,000.00	42,750.00	213,750							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				32,811	
TOTAL MARKET OB/XF VALUE				18,412	
TOTAL LAND VALUE - MARKET				213,750	
TOTAL MARKET VALUE				264,973	
SOH/AGL Deduction				98,374	
ASSESSED VALUE				166,599	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				116,599	
TOTAL JUST VALUE				264,973	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				264,147	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/533	4/17/2024	WD	U	I	30	75,000
GRANTOR: HYATT JAMES D III						
GRANTEE: HYATT JAMES DAVID I						
2408/1401	11/16/2020	WD	Q	I	01	183,400
GRANTOR: RUBY NANCY M						
GRANTEE: HYATT JAMES D III						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W76 S27 E76 N27\$.