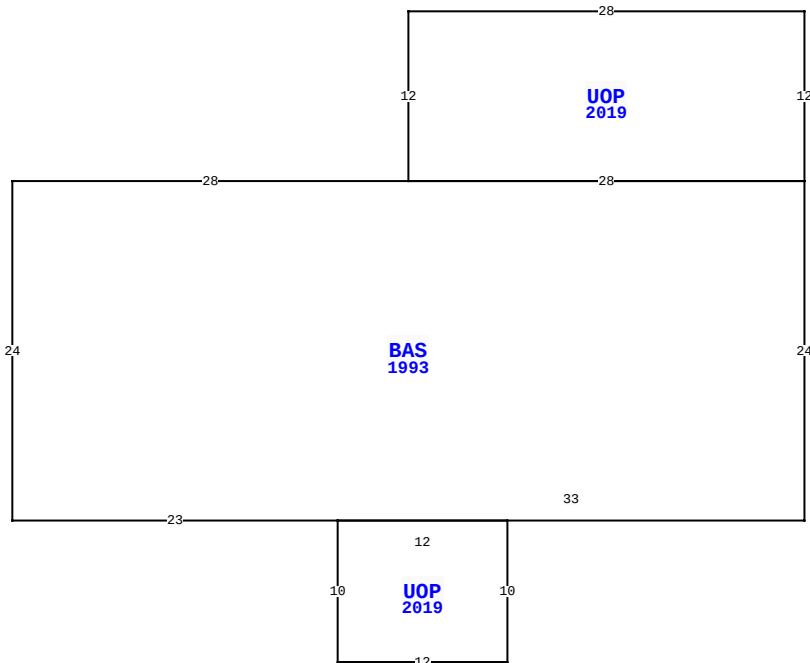


MILLER THOMAS E II & CALLY N
28096 MAGNUM DR
HILLIARD, FL 32046

30-4N-24-0000-0012-0000

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	VALUATION SUMMARY																
Exterior Wall		06	BD/BATTEN 100		0820	02	1,458	136.3200	95.42	139,122	1992	1997		0	0	60.00	40.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 2014										Heated Area: 1344										HX Base Yr 2014									
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			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Quality		05	Quality Level 05																															
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	1,344	100	1,344	51,298																														
UOP	120	25	30	1,145																														
UOP	336	25	84	3,206																														
TOTALS		1,800	1,458	55,649																														
EXTRA FEATURES					28096 MAGNUM DR, 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																		
1	0681	POLE SHED	0 100	14	13	182.00	SF	15.00	15.00	100	1988	1988	3	20	546																			
2	0300	BOAT DCK W	0 100	0	0	135.00	SF	20.00	20.00	100	2019	2019	3	90	2,430																			
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520																			
4	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	2019	2019	3	86	6,440																			
LAND DESCRIPTION																																		
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	000102	C	SFR/MH	100		OR	0.00	0.00	2.80	AC		1.00	1.00	0.85	30,000.00	25,500.00	71,400																	
2	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,200																	
REVIEW DATE		08/17/2023		BY	WWA		Total Acres: 4.24		Total Land Value: 114,600		Market: 0		Agricultural: 0		Common: 114,600		PRINTED 08/06/2024 BY SYS																	