



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	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	1,919	100	1,919	73,747
DKC	156	15	23	884
DKC	320	15	48	1,845
FSP	312	60	187	7,187
TOTALS	2,707		2,177	83,662

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	7	56.00	SF	10.00	10.00	100	1989
2	0510	GARAGE WD-	0 100	12	67	804.00	SF	25.90	25.90	100	1973
3	0681	POLE SHED	0 100	20	24	480.00	SF	15.00	15.00	100	1998
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1998
5	0510	GARAGE WD-	0 100	36	10	360.00	SF	35.00	35.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.26	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,177	146.4000	109.80	239,035	1996	1996	0	0	65.00	35.00
1 M/H 94+ - 100% - 0											
Heated Area: 1919											
HX Base Yr											
2721 BARBARA LN, HILLIARD											
BLD DATE: 06/13/2023 MLU											
XF DATE: AG DATE:											
INC DATE:											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			110,069
TOTAL MARKET OB/XF VALUE			15,077
TOTAL LAND VALUE - MARKET			67,800
TOTAL MARKET VALUE			192,946
SOH/AGL Deduction			79,951
ASSESSED VALUE			112,995
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			62,995
TOTAL JUST VALUE			192,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/0156	10/20/2021	QC	U	I	11	100
GRANTOR: RUSER DANE W						
GRANTEE: RUSER DANE & MARTHA						
0182/0568	1/01/1974	AD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W12DCK=[YR=2009] N16 W20 S16 E20 \$ W48 S27 E1 S13 E23 FSP=[YR=1996] E24 DCK=[YR=1996] E12 N13 W12 S13 \$ N13 W24 S13 \$ N13 E36 N27 \$.											

TOTAL OB/XF											
15,077											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.26	AC	

REVIEW DATE 09/30/2020 BY TWA Total Acres: 2.26 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 08/06/2024 BY SYS



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories		0 0 100		
Units		0 100		
Occupancy	00	NONE 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	864	100	864	16,589
TOTALS	864		864	16,589

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6500	01	864	57.1320	20.00	17,280	2019	2019	0	0	0	4.00	96.00
3 GARAGE RES - 100% - 0				Heated Area: 864				HX Base Yr				
24 36 24 36 BAS 2020												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU