

SLOAN ERIN L & JOEL
31326 KNIGHT RD
HILLIARD, FL 32046

33-4N-23-1637-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										4
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		30		VINYL 100		0800		02		2,150		135.9600		101.97		219,236		2009		2014		0		0		25.00		75.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 100%		- 2018				Heated Area: 1976				HX		Base Yr		2018				Tax Group: 4					Tax Dist:							
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					180,159					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,085					
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					142,500					
Interior Floo		13		LVT/LAMNT 20																										TOTAL MARKET VALUE					327,744					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					143,724					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					184,020					
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000					
Bathrooms				2 100																										BASE TAXABLE VALUE					134,020					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					327,744					
Stories				1. 1. 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					327,376					
Quality		04		Quality Level 04																																				
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		1,976		100		1,976		151,120																																
UOP		696		25		174		13,307																																
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