

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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
BUD8 Adjustme	04 DIST 01 100
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	2,356 100 2,356 182,863

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,356	147.8400	110.88	261,233	1997	2012	0	0	30.00	70.00	
1 M/H 94+ - 100% - 2023			Heated Area: 2356				HX Base Yr 2023					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			182,863
TOTAL MARKET OB/XF VALUE			9,194
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			287,057
SOH/AGL Deduction			0
ASSESSED VALUE			287,057
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			237,057
TOTAL JUST VALUE			287,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,126

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	182,863
TOTALS	2,356		2,356	182,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/0300	9/17/2021	WD Q	I	01		262,000

GRANTOR: JOHNSON PATRICIA A F/
GRANTEE: RAY JEFFREY ALLAN &
2334/0911 1/24/2020 LE U I 11 100
GRANTOR: MATTHEWS PATRICIA A
GRANTEE: MATTHEWS JODY L JR

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	0940	SHEDS/PORT	0	100 24 12	288.00	SF	30.00	30.00	100	2016	2016	3	74	6,394	
2	0500	FP-PRE FAB	0	100 0 0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

EXTRA FEATURES		24408 ORACLE LN, HILLIARD	
BLD DATE	XF DATE	INC DATE	LGL DATE
			06/16/2023 MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1997] W76 S31 E76 N31\$.			

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000									