

PT TRACT 7
IN OR 1010/924
(EX PT IN OR 2594/1905)

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HILLIARD, FL 32046

2024

34-4N-24-2020-0007-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	25	MOD METAL 100								0800	02	924	96.8000	72.60	67,082	1994	1994	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2023										Heated Area: 924										HX Base Yr 2023									
Roof Cover	01	MINIMUM 100								14 66 14 66 BAS 2018																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	0	0 100																																					
Units		0 100																																					
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	924	100	924		20,125																																		
TOTALS		924		924		20,125																																	
EXTRA FEATURES										371989 KINGS FERRY RD, 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	0810	CONCRETE A		0	100	31	12	372.00	SF	6.50	6.50	100	2000	2000	3	79	1,910																						
2	2701	QUONSET GD		0	100	39	29	1,131.00	SF	15.00	15.00	100	2000	2000	3	46	7,804																						
3	0511	GARAGE CB-		0	100	30	11	330.00	SF	40.00	40.00	100	2001	2001	3	80	10,560																						
4	0940	SHEDS/PORT		0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	22	660																						
5	0940	SHEDS/PORT		0	100	12	12	144.00	SF	21.30	21.30	100	1995	1995	3	20	613																						
6	0752	USP		0	100	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	40	1,440																						
7	0752	USP		0	100	18	10	180.00	SF	15.00	15.00	100	1997	1997	3	25	675																						
LAND DESCRIPTION		TOTAL OB/XF										23,662																											
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	0006	OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,400																						
REVIEW DATE 11/04/2022 BY WW Total Acres: 2.68 Total Land Value: 80,400 Market: 0 Agricultural: 0 Common: 80,400 PRINTED 08/06/2024 BY SYS																																							