



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	02	MIN PLYWD 100
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	1,248	100	1,248	34,595
UOP	80	25	20	554
UOP	240	25	60	1,663
TOTALS	1,568		1,328	36,812

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 50	19	19	361.00	SF	6.50	6.50	100	1999
2	0940	SHEDS/PORT	0 50	16	12	192.00	SF	21.30	21.30	100	1995
3	0940	SHEDS/PORT	0 50	11	10	110.00	SF	30.00	30.00	100	1975
4	0680	POLE SHED	0 50	11	8	88.00	SF	10.00	10.00	100	1985

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	000115	C	SFR ACRES	50	0007	OR	0.00	0.00	2.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,328	132.0000	92.40	122,707	1992	1992	0	0	70.00	30.00
1 M/H 93- - 50% - 2008 Heated Area: 1248 HX Base Yr 2008											
UOP 1993 BAS 1993 UOP 1999											
28247 PIKE RD, HILLIARD											
BLD DATE 02/27/2008 JH LGL DATE 06/13/2023 MLU XF DATE 02/27/2008 JH LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
3,461											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		36,812	
TOTAL MARKET OB/XF VALUE		3,461	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		100,273	
SOH/AGL Deduction		40,201	
ASSESSED VALUE		60,072	
TOTAL EXEMPTION VALUE		25,191	
BASE TAXABLE VALUE		34,881	
TOTAL JUST VALUE		100,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,691	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007132	NEW CONSTR	139,000	05/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/0435	10/12/2007	WD	U	I	07	100	
GRANTOR: RAY JOYCE ANN & WILLI							
GRANTEE: DAVIS MELISSA B & J							
1528/0610	10/03/2007	WD	Q	I		95,000	
GRANTOR: RAY JOYCE ANN & WILLI							
GRANTEE: DAVIS MELISSA B & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W39 UOP=[YR=1993] N8 W10 S8 E10 \$ W13 S24 E14 UOP=[YR=1999] S12 E20 N12 W20 \$ E38 N24 \$.											