IN OR 2724/703 EX 2-1
UTIL ESMT OR 2308/690, OR 2407-1

OAK HILL RV PARK LLC
247 ANGELES RD
DEBARY, FL 32713

2024

49-4N-24-0000-0002-0000

BUILDING CHARACTERISTICS

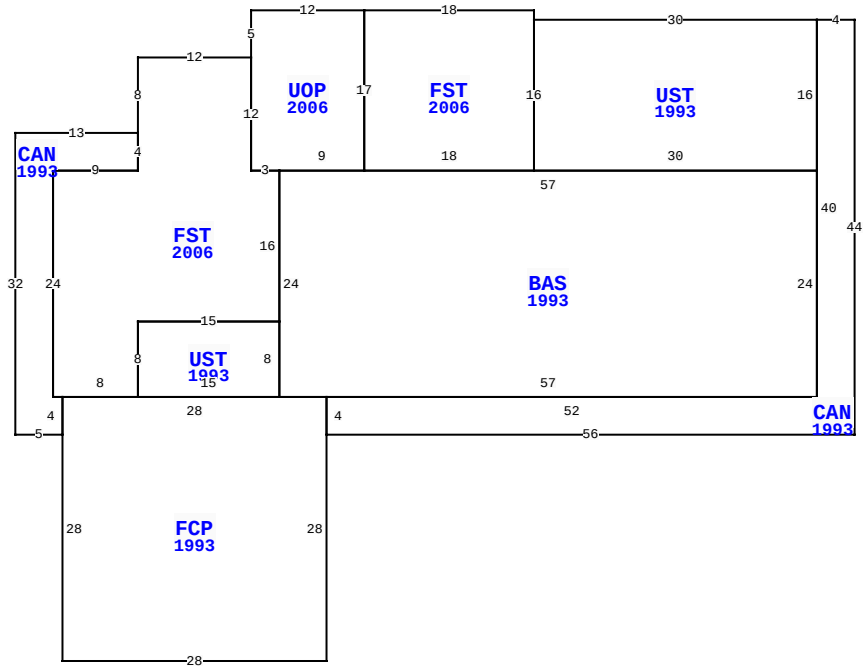
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 50
Interior Floo	05	ASPH TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	84,368
CAN	168	30	50	3,084
CAN	384	30	115	7,092
FCP	784	30	235	14,493
FST	306	50	153	9,436
FST	600	50	300	18,502
UOP	204	20	41	2,529
UST	120	40	48	2,960
UST	480	40	192	11,841
TOTALS	4,414		2,502	154,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,502	79.4071	113.16	283,126	1940	1990	0	5	0	40.50	54.50

1 RETAILSTOR – 0% - 0 Heated Area: 1368 HX Base Yr



28139 VINTAGE LN, HILLIARD

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	12/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	348,425
TOTAL MARKET OB/XF VALUE	86,141
TOTAL LAND VALUE - MARKET	284,883
TOTAL MARKET VALUE	719,449
SOH/AGL Deduction	0
ASSESSED VALUE	719,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	719,449
TOTAL JUST VALUE	719,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010567	ROOF	8,250	12/02/2020
C20709	CO ISSUED	5,000	10/01/2007
B20709	REMODEL	5,000	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/703	7/09/2024	WD	Q	I	01	1,270,000
GRANTOR: OAK HILL RV RESORTS L						
GRANTEE: OAK HILL RV PARK LL						
2487/1247	8/06/2021	WD	Q	I	01	750,000
GRANTOR: HELHOSKI SYLVESTER V						
GRANTEE: OAK HILL RV RESORTS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W4 UST=[YR=1993] W30 FST=[YR=2006] N1 W18UOP=[YR=2006] W12S5 FST=[YR=2006] W12S8CAN=[YR=1993] W13S32E5 N4W1N24E9N4$S4W9S24E1FCP=[YR=1993] S28E28N28W28$E8UST=[YR=1993] E15N8 W15S8$N8E15N16W3N12$S12E3 BAS=[YR=1993] S24E57N24W57$E9N17$S17 E18N16$S16E30N16$S40W52S4E56 N44$.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	8,984.00	SF	1.00	1.00	100	1975	1975	3	50	4,492	
2	0681	POLE SHED	0	0	0	0	880.00	SF	15.00	15.00	100	1960	1960	3	20	2,640	
3	0681	POLE SHED	0	0	0	0	360.00	SF	11.55	11.55	100	1960	1960	3	20	832	
4	0861	POOL GUNIT	0	0	0	0	558.00	SF	85.00	85.00	100	1960	1960	3	20	9,486	
5	0810	CONCRETE A	0	0	18	12	641.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,354	
6	0681	POLE SHED	0	0	12	10	120.00	SF	11.25	11.25	100	1980	1980	3	20	270	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1940	1940	3	20	700	
8	0424	CL FNC 6'	0	0	0	0	84.00	LF	20.00	20.00	100	1992	1992	3	29	487	
9	0845	KOOL DECK	0	0	0	0	480.00	SF	7.25	7.25	100	1960	1960	3	20	696	
10	0810	CONCRETE A	0	0	68	3	204.00	SF	6.50	6.50	100	1980	1980	3	32.5	431	

TOTAL OB/XF 21,388

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004	CI	0.00	0.00	189,922.00	SF		1.00	1.00	1.00	1.50	1.50	284,883							

REVIEW DATE 12/03/2021 BY KK Total Acres: 0.00 Total Land Value: 284,883 Market: 0 Agricultural: 0 Common: 284,883 PRINTED 08/06/2024 BY SYS

IN OR 2724/703 EX 2-1
UTIL ESMT OR 2308/690, OR 2407-1

OAK HILL RV PARK LLC
247 ANGELES RD
DEBARY, FL 32713

2024

49-4N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

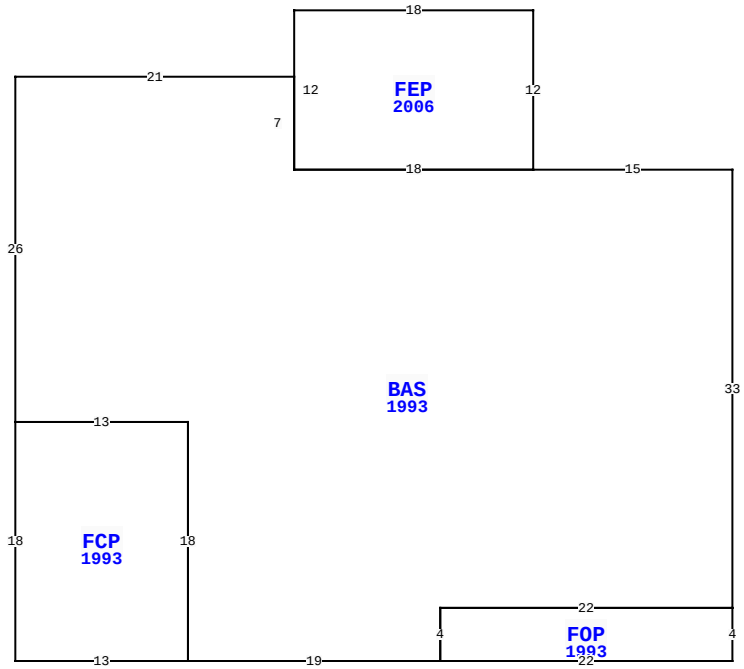
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	154,558
FCP	234	25	58	4,917
FEP	216	80	173	14,668
FOP	88	30	26	2,204
TOTALS	2,361		2,080	176,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,080	121.4220	115.35	239,928	1940	1990	0	0	0	26.50	73.50

2 SINGLE FAM – 0% - 0 Heated Area: 1823 HX Base Yr



28139 VINTAGE LN, HILLIARD

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	12/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	348,425
TOTAL MARKET OB/XF VALUE	86,141
TOTAL LAND VALUE - MARKET	284,883
TOTAL MARKET VALUE	719,449
SOH/AGL Deduction	0
ASSESSED VALUE	719,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	719,449
TOTAL JUST VALUE	719,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/703	7/09/2024	WD	Q	I	01	1,270,000
GRANTOR: OAK HILL RV RESORTS L						
GRANTEE: OAK HILL RV PARK LL						
2487/1247	8/06/2021	WD	Q	I	01	750,000
GRANTOR: HELHOSKI SYLVESTER V						
GRANTEE: OAK HILL RV RESORTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FEP=[YR=2006] N12 W18 S12 E18 $ W18 N7 W21 S26 FCP=[YR=1993] S18 E13 N18 W13 $ E13 S18 E19 FOP=[YR=1993] E22 N4 W22 S4 $ N4 E22 N33 $.

EXTRA FEATURES

LN	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
11	0443	STK FNC 6'	0	0	0	0	55.00	LF	10.00	10.00	100	1997	1997	3	20	110	
12	0141	BAR TOP L	0	0	0	0	25.00	LF	86.00	86.00	100	2006	2006	3	27	581	
13	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1970	1970	3	20	311	
14	0940	SHEDS/PORT	0	0	18	10	180.00	SF	13.20	13.20	100	2002	2002	3	20	475	
15	2810	MH SPACE	0	0	0	0	22.00	SF	2,400.00	2,400.00	100	2005	2005	3	100	52,800	
16	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
17	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2012	2012	3	55	5,280	
18	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2012	2012	3	55	3,168	
19	0351	CARPORT MT	0	0	12	4	48.00	SF	10.00	10.00	100	2012	2012	3	55	264	
20	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	84	84	

TOTAL OB/XF 64,753

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2021 BY KK Total Acres: 0.00 Total Land Value: 284,883 Market: 0 Agricultural: 0 Common: 284,883 PRINTED 08/06/2024 BY SYS

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OAK HILL RV PARK LLC
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DEBARY, FL 32713

2024

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BUILDING CHARACTERISTICS

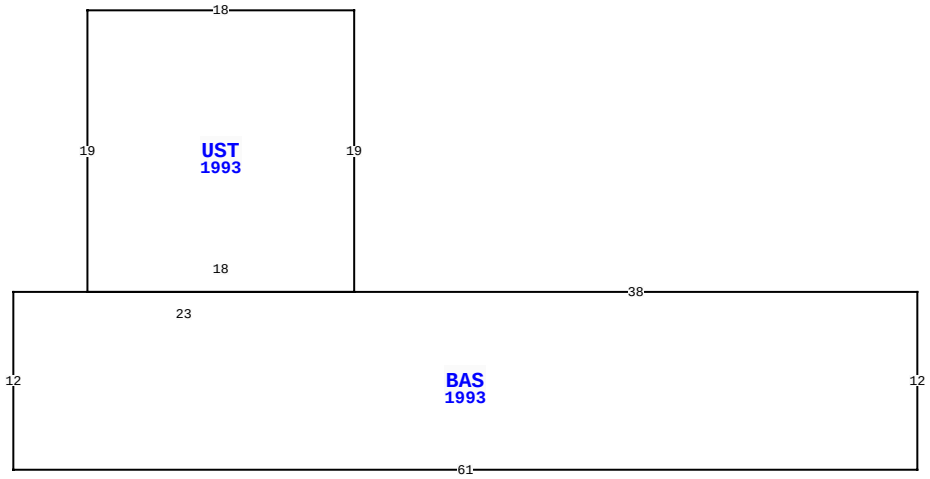
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	14,142
UST	342	55	188	3,632
TOTALS	1,074		920	17,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	92.0000	64.40	59,248	1968	1980	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



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XF DATE	12/03/2021	KK	LAND DATE 12/03/2021 KK
INC DATE			AG DATE

28139 VINTAGE LN, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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Tax Group: 4	Tax Dist:
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ASSESSED VALUE	719,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	719,449
TOTAL JUST VALUE	719,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: OAK HILL RV RESORTS L						
GRANTEE: OAK HILL RV PARK LL						
2487/1247	8/06/2021	WD	Q	I	01	750,000
GRANTOR: HELHOSKI SYLVESTER V						
GRANTEE: OAK HILL RV RESORTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UST=[YR=1993] N19 W18 S19 E18$ W23 S12 E61 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2021 BY KK Total Acres: 0.00 Total Land Value: 284,883 Market: 0 Agricultural: 0 Common: 284,883 PRINTED 08/06/2024 BY SYS