

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	05	AVERAGE 100		0800	02	1,890	116.8000	99.28	187,639	1995	1995	0	0	0	70.00	30.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100		1 M/H 94+ - 0% - 0										Heated Area: 1890										HX Base Yr									
Roof Cover	03	COMP SHNGL 100		27 BAS 2010 27																													
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 70																															
Interior Floor	08	SHT VINYL 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,890	100	2010	1,890	56,292																												
TOTALS		1,890			1,890	56,292	17324 OAK HILL RD, HILLIARD										BLD DATE				LGL DATE		05/07/2025		MLU								
EXTRA FEATURES																				XF DATE				LAND DATE									
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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2018	2018	3	78	1,248																	