IN OR 1768/1654

WAITE SCOTT
17180 OAK HILL RD
HILLIARD, FL 32046

2025

04-1N-23-0000-0005-0250

BUILDING CHARACTERISTICS

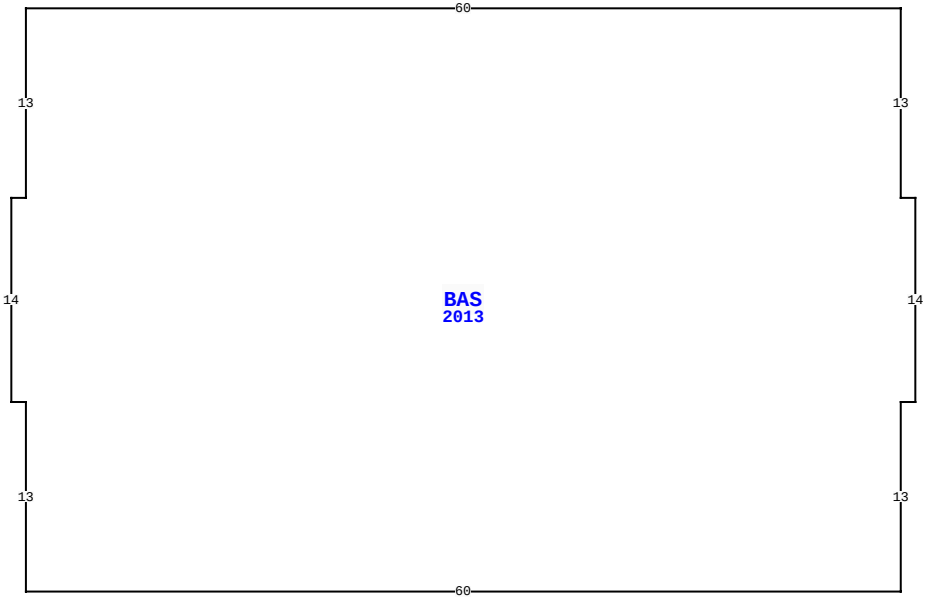
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2013	2,428	135,517
TOTALS	2,428			2,428	135,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,428	136.8000	116.28	282,328	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2025 Heated Area: 2428 HX Base Yr 2025



17180 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,517
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		258,492
SOH/AGL Deduction		0
ASSESSED VALUE		258,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,770
TOTAL JUST VALUE		258,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5462	CO ISSUED	0	04/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1768/1654	3/03/2010	AD	U	V	11	100

GRANTOR: TANNER IRIS ETAL

GRANTEE: WAITE SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S13 W1 S14 E1 S13 E60 N13 E1 N14 W1 N13$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000100	C	RES	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS