

IN OR 1556/679
1985 SEVI DW/MH
ESMT OR 1393/1651

ROSIER RAYMOND & JACQUELINE REVOCABLE TRUST
29856 PO ROAD
HILLIARD, FL 32046

2025

04-3N-23-0000-0001-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																										
Exterior Wall	05	AVERAGE 100	0820	02	2,121	113.6000	90.88	192,756	1985	1987	0	0	0	70.00	30.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2024													Heated Area: 1978													HX Base Yr 2024												
Roof Cover	01	MINIMUM 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	07	CORK/VTILE 80																																							
Interior Floo	14	CARPET 20																																							
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																																							
BUD8 Adjustme	04	DIST 01 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			5000		IMPROVED AG																																				
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	1,692	100	1993	1,692	46,131																																				
FEP	336	85	2006	286	7,798																																				
UOP	322	25	2006	80	2,181																																				
UOP	251	25	2016	63	1,718																																				
TOTALS			2,601		2,121	57,827																																			
EXTRA FEATURES						29856 PO 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120																										
2	0510	GARAGE WD-	0 100	41	20	820.00	SF	26.95	26.95	100	1990	1990	3	20	4,420																										
3	0680	POLE SHED	0 100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800																										
4	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	1990	1990	3	20	1,091																										
5	0751	UOP	0 100	14	10	140.00	SF	10.00	10.00	100	1990	1990	3	20	280																										
6	0937	WELL	0 100	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000																										
7	0936	SEPTC TANK	0 100	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000																										
8	0751	UOP	0 100	16	9	144.00	SF	10.00	10.00	100	1990	1990	3	20	288																										
9	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	1985	1985	3	20	613																										
10	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000																										
LAND DESCRIPTION						TOTAL OB/XF 38,612																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000																								
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	390.00	390.00	5,460																								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380																								
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	232,000																								
REVIEW DATE 01/14/2021 BY WWA Total Acres: 20.00 Total Land Value: 125,840 Market: 232,000 Agricultural: 5,840 Common: 120,000 PRINTED 07/30/2025 BY SYS																																									

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