

IN OR 1561/1751
1993 MERIT DW/MH
PARCELS 4-1 & 4-3

MCBRIDE BEAUFORD & MARGY
17107 MAN COURT
HILLIARD, FL 32046-7647

2025

04-3N-23-0000-0004-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
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	2,228	100	2000	2,228	251,170
FGR	420	55	2000	231	26,042
FOP	147	30	2000	44	4,960
FOP	240	30	2000	72	8,117
USP	748	30	2008	224	25,253
TOTALS	3,783			2,799	315,542

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,697.00	SF	4.00
3	0803	ASPHALT C	0	100	0	0	9,138.00	SF	2.00
4	0861	POOL GUNIT	0	100	0	0	904.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	3,039.00	SF	7.00
6	0855	CONC PAVER	0	100	61	5	305.00	SF	7.00
7	0940	SHEDS/PORT	0	100	18	8	144.00	SF	30.00
8	0350	CARPORT WD	0	100	18	16	288.00	SF	13.00
9	0350	CARPORT WD	0	100	8	8	64.00	SF	13.00
10	0350	CARPORT WD	0	100	8	8	64.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	12.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,799	104.1504	137.48	384,807	2000	2000	0	0	0 18.00	82.00

3 SNGL FAM - 100% - 2024

Heated Area: 2228

HX Base Yr 2024

The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled with blue text: USP 2000, FOP 2000, BAS 2000, and FGR 2000. The diagram includes dimensions for each room and corridor, such as 44, 17, 6, 31, 2, 10, 4, 2, 13, 16, 26, 23, 21, 20, 16, 6, 4, 21, 15, 32, 11, 7, 21, and 7. The layout shows a central corridor (FOP 2000) connecting to a large room (USP 2000) on the left, a smaller room (BAS 2000) on the right, and a bathroom (FGR 2000) at the bottom. The diagram also shows a staircase (26) and a hallway (23).

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/09/2025

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HILLIARD, FL 32046-7647

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[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 3									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD												
Exterior Wall	05	AVERAGE 100		0820	02	1,299	117.2000	93.76	121,794	1993	1993	0	0	0	70.00	30.00													
Roof Structur	03	GABLE/HIP 100		5 M/H 93- - 0% - 2024										Heated Area: 1288				HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100		BAS 2008										DCK 2008															
Interior Wall	04	PLYWOOD 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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		0100		SINGLE FAMILY																									
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	1,288	100	2008	1,288	36,229																								
DCK	72	15	2008	11	309																								
TOTALS		1,360		1,299		36,538																							
EXTRA FEATURES										17107 MAN CT, 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												