PARCELS 1-16 & 1-39
IN OR 298/567 & OR 567/563
EX 1-63 & 1-64

COLEMAN RONNIE/CURTIS RACHELLE
16681 OAK HILL ROAD
HILLIARD, FL 32046-5815

2025

05-1N-23-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

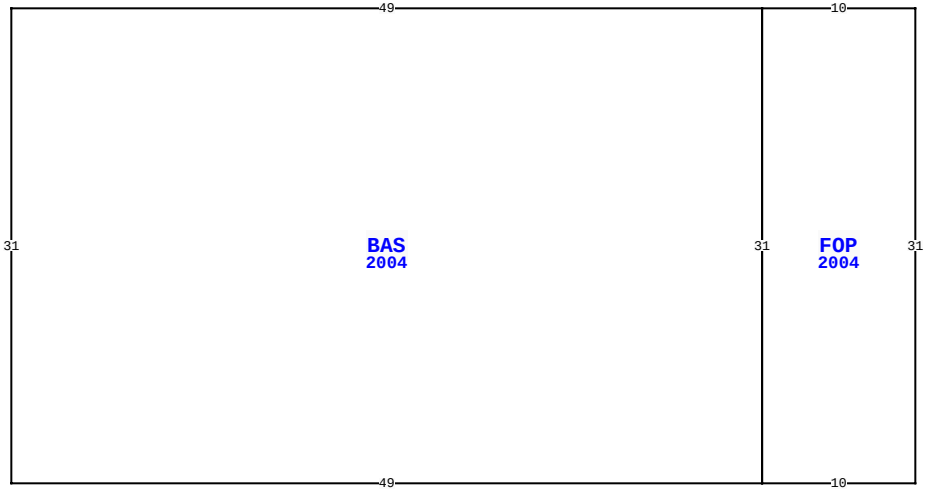
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,519	100	2004	1,519	107,882
FOP	310	30	2004	93	6,605
TOTALS	1,829			1,612	114,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	160.6800	136.58	220,167	2004	2004	0	0	0	48.00	52.00

2 M/H 94+ – 100% - 0 Heated Area: 1519 HX Base Yr 1978



16681 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,487
TOTAL MARKET OB/XF VALUE		6,716
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		166,203
SOH/AGL Deduction		95,219
ASSESSED VALUE		70,984
TOTAL EXEMPTION VALUE	HX HB WX	50,984
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		166,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413939	ELEC OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/588	11/26/2024	LE	U	I	11	100
GRANTOR: COLEMAN MARGIE						
GRANTEE: COLEMAN RONNIE						
0567/0563	4/11/1989	WD	U	V	07	100
GRANTOR: DRIVER VIVIAN						
GRANTEE: COLEMAN EVERETT F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W10 BAS=[YR=2004] W49 S31 E49 N31 $ S31 E10 N31 $.

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	86	2,236	
2	0510	GARAGE WD-	0	100	0	0	400.00	SF	28.00	28.00	100	2006	2006	3	40	4,480	

LAND DESCRIPTION

TOTAL OB/XF 6,716

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS