PT GOVT LOTS 4 & 5 OF SEC 5-1N-2
PARCELS 1 & 2 IN OR 2659/1485
UTIL ESMT IN OR 1125/1182

SHEFFIELD FAMILY REVOCABLE TRUST
16874 OAK HILL RD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

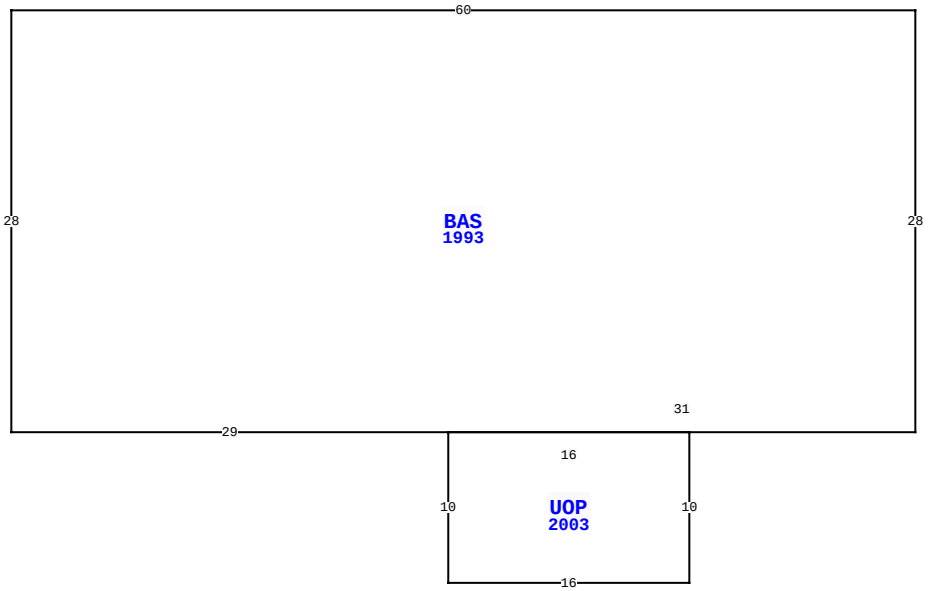
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,680	100	1993	1,680	49,835
UOP	160	25	2003	40	1,187
TOTALS	1,840			1,720	51,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,720	123.6000	98.88	170,074	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1680 HX Base Yr 2023



16874 OAK HILL RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,022
TOTAL MARKET OB/XF VALUE		7,865
TOTAL LAND VALUE - MARKET		155,220
TOTAL MARKET VALUE		214,107
SOH/AGL Deduction		0
ASSESSED VALUE		214,107
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		158,385
TOTAL JUST VALUE		214,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973868	CHNGE SRVC	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1485	8/03/2023	WD	U	I	11	100
GRANTOR: SHEFFIELD DONALD JR &						
GRANTEE: SHEFFIELD FAMILY RE						
2589/1252	8/29/2022	WD	U	I	11	100
GRANTOR: SHEFFIELD DONALD R SR						
GRANTEE: SHEFFIELD DONALD RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E29 UOP=[YR=2003] S10 E16 N10 W16$ E31 N28$.

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	1983	1983	3	51.5	1,803	
2	0755	FSP	0	100	28	28	784.00	SF	20.00	20.00	100	1995	1995	3	20	3,136	
3	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	2004	2004	3	83	2,926	

LAND DESCRIPTION

TOTAL OB/XF 7,865

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	3.96	AC		1.00	1.00	1.00	19,500.00	19,500.00	77,220							
2	000100	C	RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	78,000							

REVIEW DATE 10/31/2023 BY WWA Total Acres: 7.96 Total Land Value: 155,220 Market: 0 Agricultural: 0 Common: 155,220 PRINTED 07/30/2025 BY SYS