PT GOVT LOTS 1 & 5 OF
SEC 5-1N-23E IN OR 1790/1880
(EX UTIL ESMT IN OR 1125/1181)

ANDERSON JANET
16883 OAK HILL RD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0210

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	03	Quality Level 03

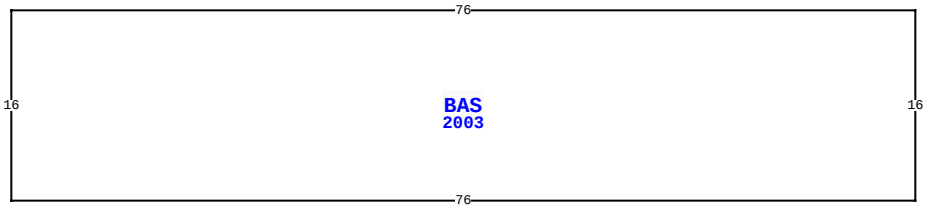
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2003	1,216	44,714
TOTALS	1,216			1,216	44,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	123.6000	105.06	127,753	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 100% - 2013 Heated Area: 1216 HX Base Yr 2013



16883 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		44,714
TOTAL MARKET OB/XF VALUE		11,742
TOTAL LAND VALUE - MARKET		76,140
TOTAL MARKET VALUE		132,596
SOH/AGL Deduction		71,358
ASSESSED VALUE		61,238
TOTAL EXEMPTION VALUE	HX HB WX SX	61,238
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		132,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034059	MH MOVE-ON	0	01/02/2003
8996	MH MOVE-ON	21,345	08/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/1880	4/26/2012	WD	Q	I	01	60,000
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: ANDERSON DENNIS ERV						
1327/0288	6/21/2005	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOWARD JAMES H & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E76 N16$.

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	0753	UEP	0	100	30	10	300.00	SF	22.00	22.00	100	2014	2014	3	71	4,686	
2	0751	UOP	2	100	20	10	200.00	SF	10.00	10.00	100	2019	2018		84	1,680	
3	0680	POLE SHED	2	100	40	16	640.00	SF	10.00	10.00	100	2019	2018		84	5,376	

LAND DESCRIPTION

TOTAL OB/XF 11,742

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		OR	0.00	0.00	1.88	AC		1.00	1.00	0.90	45,000.00	40,500.00	76,140							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.88 Total Land Value: 76,140 Market: 0 Agricultural: 0 Common: 76,140 PRINTED 07/30/2025 BY SYS