

SHEFFIELD JOHN E
28167 WASHOUT WAY
HILLIARD, FL 32046

05-1N-23-0000-0001-0290

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2501

MOD METAL 100
FLAT 100

1 M/H 93- - 0% - 0

Roof Cover
Interior Wall

0104

MINIMUM 100
PLYWOOD 100

Interior Floor
Interior Floor

1408

CARPET 90
SHT VINYL 10

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

2 100
1 100

02

WOOD FRAME 100

Stories
Units

1.

1. 100
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

728

100

1993

728

16,354

UCP

90

20

1993

18

404

UCP

144

20

1993

29

652

UOP

171

25

1993

43

966

UOP

198

25

1993

50

1,123

TOTALS

1,331

868

19,499

EXTRA FEATURES

16613 OAK HILL 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

0510

GARAGE WD-

0

0

24

48

1,152.00

SF

35.00

35.00

100

1984

1984

3

20

8,064

LAND DESCRIPTION

TOTAL OB/XF

8,064

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

0

0006

OR

0.00

0.00

4.77

AC

1.00

1.00

1.00

30,000.00

30,000.00

143,100

REVIEW DATE

01/06/2023

BY

WWA

Total Acres:

4.77

Total Land Value:

143,100

Market:

0

Agricultural:

0

Common:

143,100

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

0820

02

868

93.6000

74.88

64,996

1980

1980

0

0

70.00

30.00

Heated Area: 728

HX Base Yr

UOP

1993

UCP

1993

BAS

1993

UCP

1993

UOP

1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE19,499

TOTAL MARKET OB/XF VALUE8,064

TOTAL LAND VALUE - MARKET143,100

TOTAL MARKET VALUE170,663

SOH/AGL Deduction66,680

ASSESSED VALUE103,983

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE103,983

TOTAL JUST VALUE170,663

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE144,375

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2009/1670

10/19/2015

QC

U

I

11

100

GRANTOR:SHEFFIELD JOHN E & PH

GRANTEE:SHEFFIELD JOHN E

1839/1254

2/08/2013

WD

Q

I

02

50,000

GRANTOR:SMITH VICTORIA L

GRANTEE:SHEFFIELD JOHN E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UCP=[YR=1993] N9 W10 UOP=[YR=1993] W19 S9E19 N9\$ S9 E10\$ W39 S14 E12 UCP=[YR=1993] S9 E16 UOP=[YR=1993] E22 N9 W22 S9\$ N9 W16\$ E40 N14\$.