PT GOVT LOTS 1 & 5 OF
SEC 5-1N-23E IN OR 2567/238
(2021 LIVEOAK DWMH)

WILSON CAREY & JASON
16867 OAK HILL RD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0660

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

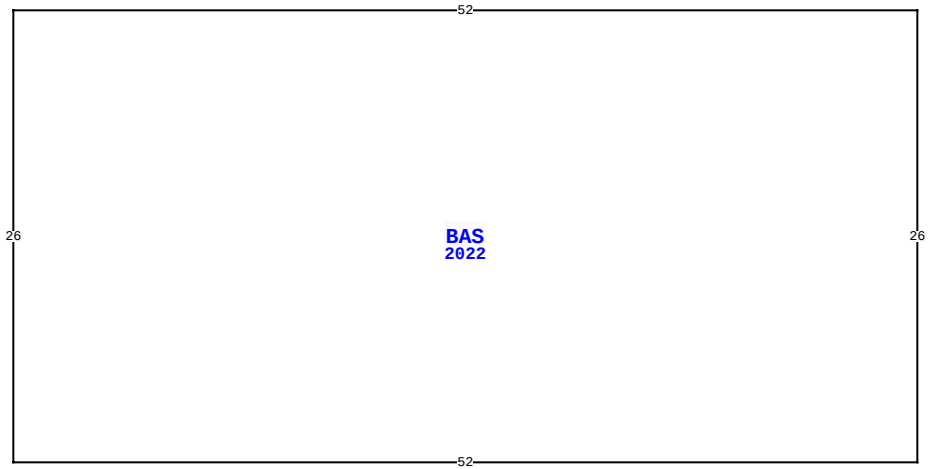
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2022	1,352	129,977
TOTALS	1,352			1,352	129,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	116.6000	99.11	133,997	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1352 HX Base Yr 2023



16867 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		129,977
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,370
TOTAL MARKET VALUE		210,347
SOH/AGL Deduction		46,739
ASSESSED VALUE		163,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,886
TOTAL JUST VALUE		210,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015939	CO ISSUED	0	10/24/2022
22012135	MH MOVE-ON	0	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0238	5/31/2022	WD	Q	I	03	97,000
GRANTOR: OSTERHOUT DELBERT LLO						
GRANTEE: WILSON CAREY & JASO						
1716/1297	12/03/2010	WD	Q	I	01	50,000
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: OSTERHOUT WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S26 E52 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.88	AC		1.00	1.00	0.95	45,000.00	42,750.00	80,370							

REVIEW DATE 11/17/2022 BY WW Total Acres: 1.88 Total Land Value: 80,370 Market: 0 Agricultural: 0 Common: 80,370 PRINTED 07/30/2025 BY SYS