

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		25	MOD METAL 100		0820		02	644	105.1600	84.13	54,180		1989	1989	0	0	0	70.00	30.00	STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0										Heated Area: 644					HX Base Yr					Tax Group: 3										Tax Dist:				
Roof Cover		01	MINIMUM 100		46 14 BAS 1999 46 14										BUILDING MARKET VALUE										169,186														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										15,468														
Interior Floo		14	CARPET 90												TOTAL LAND VALUE - MARKET										131,625														
Interior Floo		08	SHT VINYL 10												TOTAL MARKET VALUE										316,279														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										39,404														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										276,875														
Bedrooms			2 100												TOTAL EXEMPTION VALUE										0														
Bathrooms			1 100												BASE TAXABLE VALUE										276,875														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										316,279														
Stories		1.	1. 100												NCON VALUE										0														
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										290,396																								
Quality		04	Quality Level 04																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA		06																																		
NEIGHBORHOOD/LOC		6002	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	644	100	1999	644	16,254																																		
TOTALS		644			644	16,254																																	
EXTRA FEATURES										8300 W SEVENTH AV, HILLIARD										BLD DATE		07/20/2015		KK		LGL DATE													
												XF DATE		03/19/2008		JH		LAND DATE				04/29/2025		DC															
												INC DATE						AG DATE																					
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	0751	UOP		0	0	14	10	140.00	SF	10.00	100	1999	1999	3	26	364																							
2	0751	UOP		0	0	9	6	54.00	SF	10.00	100	1998	1998	3	25	135																							
3	1242	WD DECK A		0	0	8	6	48.00	SF	10.00	100	1998	1998	3	20	96																							
4	2810	MH SPACE		0	0	0	0	6.00	SF	2,400.00	100		0	3	100	14,400																							
5	0940	SHEDS/PORT		0	0	8	8	64.00	SF	20.10	100	2000	2000	3	20	257																							
6	1242	WD DECK A		0	0	9	6	54.00	SF	10.00	100	2000	2000	3	20	108																							
7	1242	WD DECK A		0	0	9	6	54.00	SF	10.00	100	2000	2000	3	20	108																							
LAND DESCRIPTION										TOTAL OB/XF										15,468																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000200	C	MBL HM SUB		0	0006	RM-4	300.00	125.00	300.00	FF		1.00	1.00	0.90	325.00	292.50	87,750																					
2	000200	C	MBL HM SUB		0	0005	RM-4	150.00	125.00	150.00	FF		1.00	1.00	0.90	325.00	292.50	43,875																					

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515 S 6TH ST
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