



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	PAGE 1 of 1																									
Exterior Wall	30	VINYL 100	0800	02	1,691	128.9200	109.58	185,300	2007	2007	0	0	0	42.00	58.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022													Heated Area: 1624													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100	8 28 28 58 58 28 8 FOP 2007 BAS 2007																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
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			04	Quality Level 04																																					
DOR CODE			0200MOBILE HOME																																						
MAP NUM													MKT AREA										05																		
NEIGHBORHOOD/LOC			5001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,624	100	2007	1,624	103,216																																				
FOP	224	30	2007	67	4,258																																				
TOTALS			1,848			1,691	107,474																																		
EXTRA FEATURES			48201 TRACER TRL, 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	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	2007	2007	3	87	3,664																									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150																									
LAND DESCRIPTION			TOTAL OB/XF 6,814																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	5.61	AC		1.00	1.00	1.00	19,500.00	19,500.00	109,395																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.61 Total Land Value: 109,395 Market: 0 Agricultural: 0 Common: 109,395 PRINTED 07/30/2025 BY SYS																																									