

CARR LAURIE A
28153 JACKSON TRAIL
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4	
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		03		VINYL 100		0800		02		1,620		116.8000		99.28		160,834		2000		2000		0		0		56.00		44.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 100% - 2014								Heated Area: 1620										HX Base Yr 2014		Tax Group: 4					Tax Dist:								
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					70,767						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,739						
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					45,450						
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					120,956						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					76,310						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					44,646						
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 25,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					19,646						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					120,956						
Stories		1.		1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					100,376						
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		1,620		100		2002		1,620		70,767																															
TOTALS		1,620						1,620		70,767																															
EXTRA FEATURES																																									
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		0500		FP-PRE FAB																																					