

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	1,353	135.5200	115.19	155,852	1997	2000	0	0	0	56.00	44.00	VALUATION SUMMARY											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0										Heated Area: 1216					HX Base Yr					STANDARD				
Roof Cover		12	MODULAR MT 100		26 16 FOP 2018 16 26 16 BAS 2008 5 FOP 2008 5 40 8 36 8																								
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		0	0 100																										
Units			0 100																										
Quality		04	Quality Level 04																										
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	1,216	100	2008	1,216	61,631																								
FOP	40	30	2008	12	608																								
FOP	416	30	2018	125	6,336																								
TOTALS						1,672			1,353	68,575																			
EXTRA FEATURES						31120 KNIGHT RD, HILLIARD										BLD DATE				LGL DATE				05/07/2025		MLU			
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	0940	SHEDS/PORT	0	0	28	16	448.00	SF	30.00	30.00	100	2015	2015	3	65	8,736													