

SLOAN ERIN L & JOEL
31326 KNIGHT RD
HILLIARD, FL 32046

33-4N-23-1637-0001-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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		25	MOD METAL 100		6500	01	960	48.7620	18.04	17,318	2019	2019	0	0	0	5.00	95.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		2 GARAGE RES - 100% - 2018										Heated Area: 960					HX Base Yr 2018					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		30 32 BAS 2020 32 30										BUILDING MARKET VALUE					195,355														
Interior Wall			N/A 100												TOTAL MARKET OB/XF VALUE					5,050														
Interior Floo			N/A 100												TOTAL LAND VALUE - MARKET					146,250														
Air Condition		99	N/A 100												TOTAL MARKET VALUE					346,655														
Heating Type			N/A 100												SOH/AGL Deduction					157,298														
Bedrooms			0 100												ASSESSED VALUE					189,357														
Bathrooms			0 100												TOTAL EXEMPTION VALUE					HX HB 50,722														
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					138,635														
Stories		0	0 100												TOTAL JUST VALUE					346,655														
Units			0 100												NCON VALUE					0														
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					327,744																								
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	960	100	2020	960	16,452																													
TOTALS 960 100 2020 960 16,452						31326 KNIGHT RD, HILLIARD										BLD DATE						LGL DATE		05/09/2025 MLU										
						XF DATE						LAND DATE																						
						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																		
LAND DESCRIPTION						TOTAL OB/XF												0																
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										