

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	30	VINYL 100										0800	02	960	122.8000	104.38	100,205	2001	2006	0	0	0	44.00	56.00	VALUATION BY										STANDARD						
Roof Structur	03	GABLE/HIP 100										1 M/H 94+ - 100% - 2002										Heated Area: 960										HX Base Yr 2002									
Roof Cover	12	MODULAR MT 100										24 BAS 2001 24																													
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
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		03 Quality Level 03																																							
DOR CODE		0200MOBILE 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	2001	960	56,115																																				
TOTALS		960				960		56,115																		BLD DATE				LGL DATE		05/21/2025		MLU							
EXTRA FEATURES		281679 LAKE HAMPTON RD, HILLIARD										XF DATE				INC DATE				LAND 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	DPTH 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																								
REVIEW DATE		10/04/2019		BY	TWA		Total Acres: 1.00		Total Land Value: 45,000		Market: 0		Agricultural: 0		Common: 45,000		PRINTED 07/30/2025 BY SYS																								