



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
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	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
BAS	1,216	100	2005
TOTALS	1,216		1,216
			65,415

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	117.2000	99.62	121,138	2005	2005	0	0	46.00	54.00
1 M/H 94+ - 0% - 0										Heated Area: 1216	HX Base Yr
28727 TRACY RD, HILLIARD										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE
										05/07/2025	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			65,415
TOTAL MARKET OB/XF VALUE			444
TOTAL LAND VALUE - MARKET			77,000
TOTAL MARKET VALUE			142,859
SOH/AGL Deduction			18,890
ASSESSED VALUE			123,969
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,969
TOTAL JUST VALUE			142,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14389	ELEC OTHER	0	02/01/2005
M09313	MECH OTHER	0	02/01/2005
P09058	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/738	7/11/2025	WD	Q	I	05	336,400
GRANTOR: MCCULLOUGH JAMES C						
GRANTEE: BLALOCK KENNETH JR						
1281/0211	12/15/2004	QC	Q	V	01	100
GRANTOR: HORNE WILBUR KELLY						
GRANTEE: MCCULLOUGH JAMES C						

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	0351	CARPOR MT	0	0	20	18			5.60	100	2005	2005	3	22	444	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W76 S16 E76 N16 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0005	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							