

OAK HILL RV PARK LLC
247 ANGELES RD
DEBARY, FL 32713

49-4N-24-0000-0002-0000

[illegible]



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	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 100	0900	01	2,080	127.4931	168.29	350,043	1940	2005	0	0	0	16.75	83.25	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	2 SNGL FAM - 0% - 2025										Heated Area: 1823					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BAS 1993										BUILDING MARKET VALUE					584,065				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					85,109				
Interior Floor	14	CARPET 70																					TOTAL LAND VALUE - MARKET					379,844				
Interior Floor	11	CLAY TILE 30																					TOTAL MARKET VALUE					1,049,018				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					1,049,018				
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					0				
Bathrooms		1.5 100																					BASE TAXABLE VALUE					1,049,018				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					1,049,018				
Stories	1.	1. 100																					NCON VALUE					0				
Units		0 100																					INCOME VALUE									
BUD8 Adjustme	04	DIST 01 100																					PREVIOUS YEAR MKT VALUE					719,449				
Occupancy	00	NONE 100																														
Quality		04	Quality Level 04																													
DOR CODE		1200 STORE/OFFICE/RESID																														
MAP NUM							MKT AREA					09																				
NEIGHBORHOOD/LOC		9002.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,823	100	1993	1,823	255,405																											
FCP	234	25	1993	58	8,126																											
FEP	216	80	2006	173	24,237																											
FOP	88	30	1993	26	3,643																											
TOTALS		2,361			2,080	291,411																										
EXTRA FEATURES										28139 VINTAGE LN, HILLIARD																						
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															
11	0443	STK FNC 6'	0	0	0	0	55.00	LF	10.00	10.00	100	1997	1997	3	20	110																
12	0141	BAR TOP L	0	0	0	0	25.00	LF	86.00	86.00	100	2006	2006	3	24	516																
13	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1970	1970	3	20	311																
14	0940	SHEDS/PORT	0	0	18	10	180.00	SF	13.20	13.20	100	2002	2002	3	20	475																
15	2810	MH SPACE	0	0	0	0	22.00	SF	2,400.00	2,400.00	100	2005	2005	3	100	52,800																
16	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660																
17	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2012	2012	3	50	4,800																
18	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2012	2012	3	50	2,880																
19	0351	CARPORT MT	0	0	12	4	48.00	SF	10.00	10.00	100	2012	2012	3	50	240																
20	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	83	83																
LAND DESCRIPTION										TOTAL OB/XF 63,875																						
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								
															</																	

OAK HILL RV PARK LLC
247 ANGELES RD
DEBARY, FL 32713

2025

[illegible]