

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT		CD	05 AVERAGE 100		0820 02		1,799	123.6000	105.06	189,003		1991	1991	0	0	0	70.00	30.00	STANDARD										
Exterior Wall		03	GABLE/HIP 100		1 M/H 93-		100% - 0		Heated Area: 1795										HX Base Yr 1994										
Roof Structur		12	MODULAR MT 100		23 5 3 4 3 8 27 16 12 4 24 27 29 BAS 1993 STP 1993 STP 1993 ST2 1993																								
Roof Cover		05	DRYWALL 100																										
Interior Wall		14	CARPET 90																										
Interior Floo		08	SHT VINYL 10																										
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																										
BUD8 Adjustme		06	DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,795	100	1993	1,795	56,575																								
STP	8	10	1993	1	32																								
STP	12	10	1993	1	32																								
STP	16	10	1993	2	63																								
TOTALS	1,831			1,799	56,701																								
EXTRA FEATURES						17013 OAK HILL RD, HILLIARD										BLD DATE				LGL DATE									
																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	05/12/2026 MLU												
1	0681	POLE SHED	0 100	36	12	432.00	SF	15.00	15.00	100	1985	1985	3	20	1,296														
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	1,320														

