IN OR 2009/1670
1980 CHAR SW/MH

SHEFFIELD JOHN E
28167 WASHOUT WAY
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

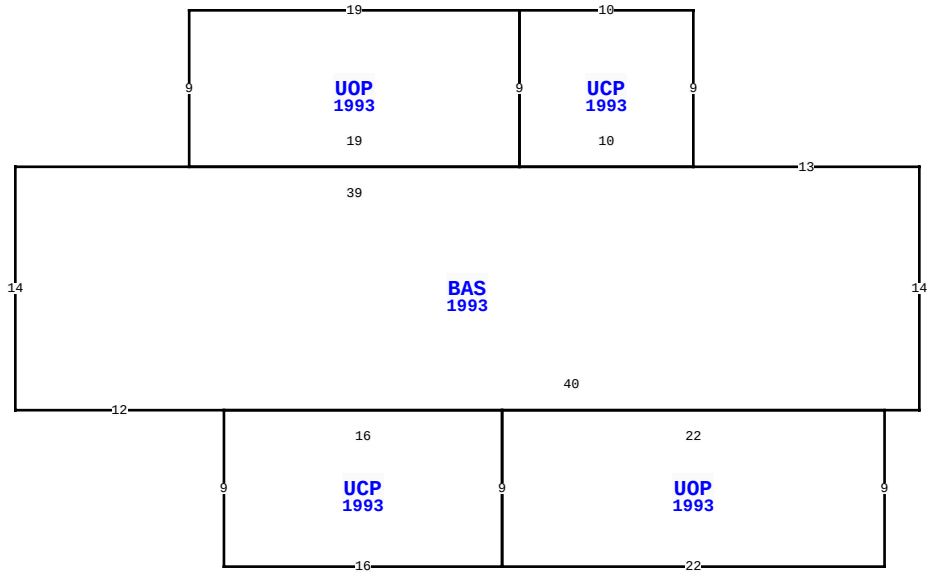
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	17,376
UCP	90	20	1993	18	430
UCP	144	20	1993	29	692
UOP	171	25	1993	43	1,026
UOP	198	25	1993	50	1,193
TOTALS	1,331			868	20,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	868	93.6000	79.56	69,058	1980	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 728 HX Base Yr



16613 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,717
TOTAL MARKET OB/XF VALUE	8,064
TOTAL LAND VALUE - MARKET	133,560
TOTAL MARKET VALUE	162,341
SOH/AGL Deduction	47,960
ASSESSED VALUE	114,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,381
TOTAL JUST VALUE	162,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/1670	10/19/2015	QC	U	I	11	100
GRANTOR: SHEFFIELD JOHN E & PH						
GRANTEE: SHEFFIELD JOHN E						
1839/1254	2/08/2013	WD	Q	I	02	50,000
GRANTOR: SMITH VICTORIA L						
GRANTEE: SHEFFIELD JOHN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UCP=[YR=1993] N9 W10 UOP=[YR=1993] W19 S9E19 N9$ S9 E10$ W39 S14 E12 UCP=[YR=1993] S9 E16 UOP=[YR=1993] E22 N9 W22 S9$ N9 W16$ E40 N14$.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	0	24	48	1,152.00	SF	35.00	35.00	100	1984	1984	3	20	8,064	

LAND DESCRIPTION

TOTAL OB/XF 8,064

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	OR	0.00	0.00	4.77	AC		1.00	1.00	1.00	28,000.00	28,000.00	133,560							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.77 Total Land Value: 133,560 Market: 0 Agricultural: 0 Common: 133,560 PRINTED 07/09/2026 BY SYS