PT GOVT LOTS 1 & 5 OF
SEC 5-1N-23E IN OR 2777/1643
(EX OR 2768/1626)

WOODWORTH PHILIP
16927 OAK HILL ROAD
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

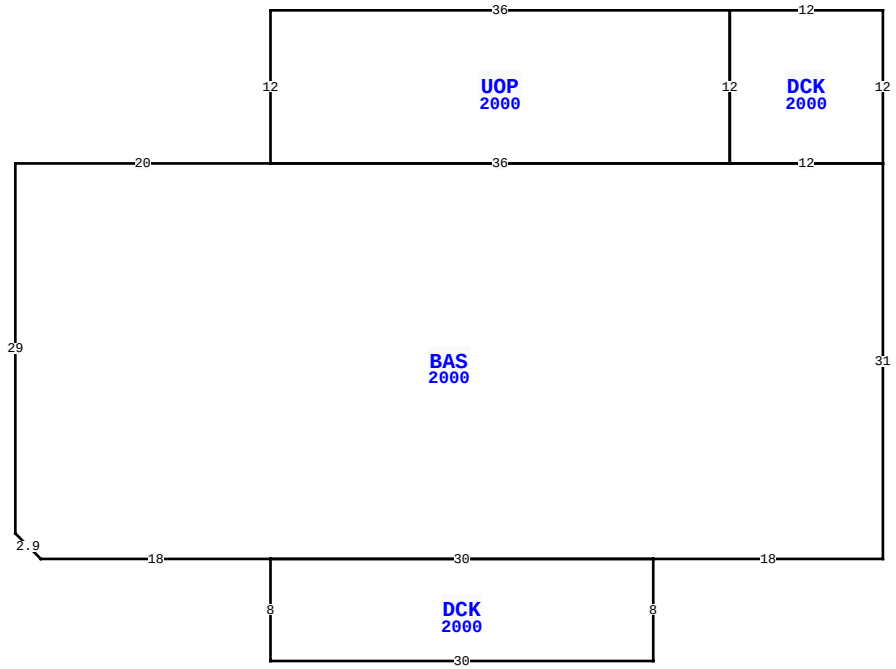
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,106	100	2000	2,106	144,764
DCK	144	15	2000	22	1,512
DCK	240	15	2000	36	2,475
UOP	432	25	2000	108	7,424
TOTALS	2,922			2,272	156,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,272	146.8800	132.19	300,336	2000	2005	0	0	0	48.00	52.00

1 M/H 94+ 0% - 2026 Heated Area: 2106 HX Base Yr



16927 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	156,175
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	46,000
TOTAL MARKET VALUE	205,010
SOH/AGL Deduction	0
ASSESSED VALUE	205,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,010
TOTAL JUST VALUE	205,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2777/1643	3/31/2025	WD	Q	I	01	245,000
GRANTOR: EPPLEY ERIC & ANGEL						
GRANTEE: WOODWORTH PHILIP						
2747/9	10/22/2024	WD	Q	I	01	250,000
GRANTOR: SALTS ARLIE						
GRANTEE: EPPLEY ERIC & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-58,13] W20 S29 D2R2 E18 E30 E18 N31 W12 W36 $
UOP=[YR=2000;ORIG=-58,13] N12 E36 S12 W36 $
DCK=[YR=2000;ORIG=-22,13] N12 E12 S12 W12 $
DCK=[YR=2000;ORIG=-58,52] E30 N8 W30 S8 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	1.15	AC		1.00	1.00	1.00	40,000.00	40,000.00	46,000							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 1.15 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 07/09/2026 BY SYS