

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	PAGE 1 of 1													
Exterior Wall	30	VINYL 100	0820	02	1,078	135.0800	114.82	123,776	1992	2012	0	0	0	34.00	66.00	6													
Roof Structur	03	GABLE/HIP 100	2 M/H 93- 0% - 2024														Heated Area: 1078												
Roof Cover	12	MODULAR MT 100															HX Base Yr												
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
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			04	Quality Level 04																									
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	1,078	100	1997	1,078	81,692																								
TOTALS			1,078			1,078	81,692																						
EXTRA FEATURES			15169 SUTTON 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												
2	0751	UOP	0	0	24	11	264.00	SF	10.00	10.00	100	1999	1999	3	25	660													
3	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	2000	2000	3	26	499													
4	0680	POLE SHED	0	0	24	16	384.00	SF	10.00	10.00	100	2000	2000	3	26	998													
LAND DESCRIPTION																													
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	3.01	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,280												
REVIEW DATE 03/12/2024 BY WWA Total Acres: 3.01 Total Land Value: 84,280 Market: 0 Agricultural: 0 Common: 84,280 PRINTED 07/09/2026 BY SYS																													