

SE1/4 OF NE1/4
IN OR 2496/1024
FTWD 2001 DW/MH

MATUSKY STEPHEN A & JUDITH
17161 CORNERSTONE RD
HILLIARD, FL 32046

2026

10-3N-23-0000-0003-0070



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	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
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	1,080	100	2003	1,080	157,814
FOP	216	30	2007	65	9,498
TOTALS	1,296			1,145	166,312

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0800	02	1,145	135.3000	121.77	139,427	2001	2016	0	0	120	25.00
1 M/H 94+ 100% - 2022 Heated Area: 1080 HX Base Yr 2022											
BAS 2003 FOP 2007											
17161 CORNERSTONE RD, HILLIARD											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										167,312		
TOTAL MARKET OB/XF VALUE										5,612		
TOTAL LAND VALUE - MARKET										40,000		
TOTAL MARKET VALUE										212,924		
SOH/AGL Deduction										60,350		
ASSESSED VALUE										152,574		
TOTAL EXEMPTION VALUE					HX HB VX					56,411		
BASE TAXABLE VALUE										96,163		
TOTAL JUST VALUE										212,924		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										209,234		