

MANNING RICHARD C
PO BOX 305
HILLIARD, FL 32046

2026

29-3N-24-0000-0003-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0820	02	1,910	124.0000	105.40	201,314	1990	1990	0	0	0	70.00	30.00	VALUATION BY										STANDARD					
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 100% - 0													Heated Area: 1910 HX Base Yr															
Roof Cover		12	MODULAR MT 100		276627 BAS 1993 171510 FEP 2021																												
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 100																														
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		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	1,782	100	1993	1,782	56,347																												
FEP	150	85	2021	128	4,047																												
TOTALS					1,932			1,910	60,394																								
EXTRA FEATURES					26153 FRISCO LN, HILLIARD										BLD DATE						LGL DATE		05/12/2026				MLU						
															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																		
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280																			
LAND DESCRIPTION										TOTAL OB/XF										1,280													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0005	OR	0.00	0.00	8.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	157,700																