

MILTON JASON
3465 DIAMOND BACK TRAIL
HILLIARD, FL 32046

34-2N-23-0000-0001-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2	6								
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		0800		02		1,860		116.8000		105.12		195,523		2013		2013		0		0		0 32.00		68.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		M/H 94+		100% - 2009						Heated Area: 1860										HX Base Yr 2009		Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					165,493				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					6,080				
Interior Floor		14		CARPET 70																										TOTAL LAND VALUE - MARKET					114,240				
Interior Floor		08		SHT VINYL 30																										TOTAL MARKET VALUE					285,813				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					123,017				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					162,796				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					111,385				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					285,813				
Stories		0		0 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					272,601				
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		1,860		100		2013		1,860		132,956																													
TOTALS		1,860						1,860		132,956																													
EXTRA FEATURES										3465 DIAMOND BACK TRL, 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	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1999	1999	3	20	288																								
2	0200	BARN WD 0-	0 100	29	20	580.00	SF	20.00	20.00	100	2000	2000	3	26	3,016																								
3	0681	POLE SHED	0 100	29	11	319.00	SF	15.00	15.00	100	2003	2003	3	29	1,388																								
4	0681	POLE SHED	0 100	29	11	319.00	SF	15.00	15.00	100	2003	2003	3	29	1,388																								
LAND DESCRIPTION										TOTAL OB/XF										6,080																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.44	AC		1.00	1.00	1.00	21,000.00	21,000.00	114,240																						
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