

OVERHOLSER JASON L & SHIELAH L
24480 ORACLE LANE
HILLIARD, FL 32046

34-3N-23-2040-0006-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
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		10	ABOVE AVG 100		0800	02	2,280	137.2800	123.55	281,694		2004	2012	0	0	0	34.00	66.00	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ 100% - 2022										Heated Area: 2280					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		76 30 30 BAS 2004 76															BUILDING MARKET VALUE					212,618									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,010									
Interior Floor		14	CARPET 70																	TOTAL LAND VALUE - MARKET					157,776									
Interior Floor		08	SHT VINYL 30																	TOTAL MARKET VALUE					373,404									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					151,310									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					222,094									
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB					51,411				
Bathrooms			2 100																	BASE TAXABLE VALUE					170,683									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					373,404									
Stories		1.	1. 100																	INCON VALUE					0									
Units			0 100		INCOME VALUE					PREVIOUS YEAR MKT VALUE					371,484																			
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	2,280	100	2004	2,280	185,918																													
TOTALS		2,280			2,280	185,918																												
EXTRA FEATURES							24480 ORACLE LN, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU									
							XF DATE				LAND 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	0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																		
LAND DESCRIPTION							TOTAL OB/XF										3,010																	
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	0007	OR	0.00	0.00	10.38	AC		1.00	1.00	0.80	19,000.00	15,200.00	157,776																
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 10.38		Total Land Value: 157,776		Market: 0		Agricultural: 0		Common: 157,776		PRINTED 07/09/2026 BY SYS																		

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