

GUYNN GERALD J
PO BOX 1344
HILLIARD, FL 32046

34-4N-24-2020-0007-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		25	MOD METAL		100		0800		02	924		96.8000		87.12		80,499		1994		1994		0		0 70.00 30.00					
Roof Structure		03	GABLE/HIP		100		2 M/H 94+ 100% - 2023										Heated Area: 924 HX Base Yr 2023												
Roof Cover		01	MINIMUM		100		14 66 14 66 BAS 2018																						
Interior Wall		05	DRYWALL		100																								
Interior Floor		14	CARPET		70																								
Interior Floor		08	SHT VINYL		30																								
Air Condition		03	CENTRAL		100																								
Heating Type		04	AIR DUCTED		100																								
Bedrooms			2		100																								
Bathrooms			2		100																								
Frame		02	WOOD FRAME		100																								
Stories		0	0		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	924	100	2018	924	24,150																								
TOTALS		924		924	24,150																								
EXTRA FEATURES						371989 KINGS FERRY RD, 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													
2	2701	QUONSET GD	0 100	39	29	1,131.00	SF	15.00	15.00	100	2000	2000	3	42	7,125														
3	0511	GARAGE CB-	0 100	30	11	330.00	SF	40.00	40.00	100	2001	2001	3	77	10,164														
4	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	20	600														
5	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	1995	1995	3	20	613														
6	0752	USP	0 100	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	32	1,152														
7	0752	USP	0 100	18	10	180.00	SF	15.00	15.00	100	1997	1997	3	23	621														
LAND DESCRIPTION						TOTAL OB/XF										20,275													
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	0006	OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	34,000.00	34,000.00	91,120												
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.68 Total Land Value: 91,120 Market: 0 Agricultural: 0 Common: 91,120 PRINTED 07/09/2026 BY SYS																													