

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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		25	MOD METAL 100		0820	02	784	88.2000	74.97	58,776	1985	1985	0	0	0	70.00	30.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 100% - 1993										Heated Area: 784 HX Base Yr 1993														
Roof Cover		01	MINIMUM 100		14 56 56 14 BAS 1993																								
Interior Wall		05	DRYWALL 100																										
Interior Floo		08	SHT VINYL 70																										
Interior Floo		14	CARPET 30																										
Air Condition		01	NONE 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			1.5 100																										
Frame		02	WOOD FRAME 100																										
Stories Units		1.	1. 100 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	784	100	1993	784	17,633																								
TOTALS		784		784	17,633																								
EXTRA FEATURES					28103 PIKE RD, HILLIARD																								
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	0753	UEP	0	100	11	7	77.00	SF	22.00	22.00	100	2000	2000	3	26	440													
LAND DESCRIPTION					TOTAL OB/XF 440																								
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	1.90	AC		1.00	1.00	1.00	40,000.00	40,000.00	76,000												
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 1.90		Total Land Value: 76,000				Market: 0				Agricultural: 0				Common: 76,000				PRINTED 07/09/2026 BY SYS					