

PT OF LOTS 35 & 36
IN OR 1191/1109
CORNWALL SURVEY

PRUITTE MICHAEL A & RAYE/
4653 COUNTY ROAD 108
HILLIARD, FL 32046

2023

02-2N-23-2020-0035-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1,122	87,338
BAS	230	100	230	17,904
BAS	253	100	253	19,693
FGR	299	55	164	12,766
TOTALS	1,904		1,769	137,700

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,769	100.0000	90.25	159,652	1992	1994	0	0	0 13.75	86.25
1 SINGLE FAM - 100% - 2004 Heated Area: 1605 HX Base Yr 2004											

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VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 6										Tax Dist:										
BUILDING MARKET VALUE										137,700										
TOTAL MARKET OB/XF VALUE										4,671										
TOTAL LAND VALUE - MARKET										60,000										
TOTAL MARKET VALUE										202,371										
SOH/AGL Deduction										97,415										
ASSESSED VALUE										104,956										
TOTAL EXEMPTION VALUE										HX HB 50,000										
BASE TAXABLE VALUE										54,956										
TOTAL JUST VALUE										202,371										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										174,756										
PERMIT NUM					DESCRIPTION					AMT					ISSUED					
SALES DATA																				
OFF RECORD Number				DATE				TYPE INST		Q U	V I	RSN CD		SALE PRICE						
1191/1109				12/01/2003				WD		U	I	07		100						
GRANTOR: JOHNS TERRY C & REBEC																				
GRANTEE: PRUITTE MICHAEL A &																				
1127/0039				4/03/2003				WD		Q	I			115,000						
GRANTOR: JOHNS TERRY C & REBEC																				
GRANTEE: PRUITTE MICHAEL & R																				
BUILDING NOTES																				