

PT OF S1/2
IN OR 752/867
ESMT OR 1236/1430

SELDOMRIDGE MICHAEL & DAWN M
17366 PARADISE DRIVE
HILLIARD, FL 32046

2023

04-3N-23-0000-0003-0040



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	PAGE 1 of 2													
Exterior Wall	20	FACE BRICK 100	0500	01	1,268	102.0240	145.38	184,342	1995	1995	0	0	20.25	79.75	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 78.94% - 0												Heated Area: 868													
Roof Cover	03	COMP SHNGL 100	HX Base Yr																									
Interior Wall	05	DRYWALL 100																										
Interior Floop	14	CARPET 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	1	100																										
Bathrooms	1	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA												09													
NEIGHBORHOOD/LOC			9002.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	243	110	267	30,956																								
HXB	625	100	625	72,463																								
HXG	648	55	356	41,275																								
HXP	66	30	20	2,319																								
TOTALS			1,582	1,268	147,013																							
EXTRA FEATURES			17366 PARADISE DR, HILLIARD																									
BLD DATE			07/24/2015												KK			LGL DATE										
XF DATE																		LAND DATE			06/16/2023							
INC DATE																		AG DATE			MLU							
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	0812	CONCRETE C	0	100	0	0	1,237.00	SF	4.00	4.00	100	2003	2003	3	84	4,156												
2	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	100	1997	1997	3	75	3,240												
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1997	1997	3	20	864												
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760												
5	1127	BRICK 8"	0	100	27	4	108.00	SF	11.00	11.00	100	2003	2003	3	96	1,140												
6	0803	ASPHALT C	0	100	0	0	4,680.00	SF	2.00	2.00	100	2005	2005	3	58	5,429												
LAND DESCRIPTION			TOTAL OB/XF 16,589																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	0.71	AC		1.00	1.00	1.00	30,000.00	30,000.00	21,300											
2	000115	C	SFR ACRES	100	0006		0.00	0.00	3.73	AC		1.00	1.00	1.00	25,000.00	25,000.00	93,250											
REVIEW DATE 06/07/2021 BY TWA Total Acres: 4.44 Total Land Value: 114,550 Market: 0 Agricultural: 0 Common: 114,550 PRINTED 08/02/2023 BY SYS																												

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