

CASON JAMES & MONICA
37775 KINGS FERRY RD
HILLIARD, FL 32046

04-3N-24-0000-0001-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										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	30	VINYL 100	0820	02		1,368	122.8000	79.82	109,194	1986	2001	0	0	0	50.00	50.00	VALUATION BY					STANDARD															
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0					Heated Area: 1248					HX Base Yr					Tax Group: 4					Tax Dist:														
Roof Cover	12	MODULAR MT 100	UOP 2003										BAS 2003										BUILDING MARKET VALUE					54,597									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					11,867																			
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET					102,750																			
Interior Floor	08	SHT VINYL 30											TOTAL MARKET VALUE					169,214																			
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					43,617																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					125,597																			
Bedrooms		3 100											TOTAL EXEMPTION VALUE					0																			
Bathrooms		2 100											BASE TAXABLE VALUE					125,597																			
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					169,214																			
Stories	1.	1. 100											NCON VALUE					0																			
Units		0 100	INCOME VALUE																																		
			PREVIOUS YEAR MKT VALUE					114,179																													