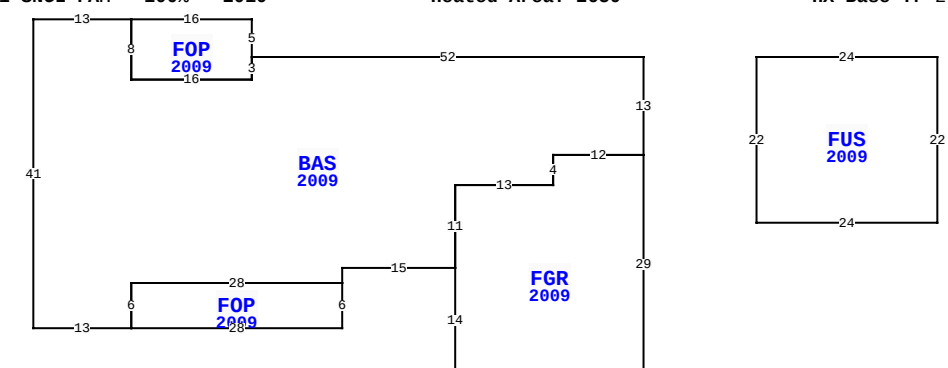


CASON MONICA F SELDOMRIDGE
37725 KINGS FERRY ROAD
HILLIARD, FL 32046

04-3N-24-0000-0001-0100

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		10	ABOVE AVG 90		0900	01	3,108	117.4932	139.52	433,628	2009	2009	0	0	6.05	93.95	VALUATION BY		STANDARD															
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 2010										Heated Area: 2650										HX Base Yr 2010									
Roof Structur		08	IRREGULAR 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		12	HARDWOOD 60																															
Interior Floo		11	CLAY TILE 40																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		3	100																															
Bathrooms		2	100																															
Frame		02	WOOD FRAME 100																															
Stories		0	100																															
Units		0	100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
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	2,122	100	2,122	278,149																														
FGR	673	55	370	48,499																														
FOP	128	30	38	4,981																														
FOP	168	30	50	6,554																														
FUS	528	100	528	69,210																														
TOTALS		3,619		3,108	407,394																													
EXTRA FEATURES					37725 KINGS FERRY 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	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290																			
2	0940	SHEDS/PORT	0100	20	12	240.00	SF	30.00	30.00	100	2010	2010	3	50	3,600																			
3	0812	CONCRETE C	0100	0	0	1,072.00	SF	4.00	4.00	100	2010	2010	3	92	3,945																			
4	0810	CONCRETE A	0100	0	0	250.00	SF	6.50	6.50	100	2019	2019	3	99	1,609																			
5	1242	WD DECK A	0100	0	0	560.00	SF	10.00	10.00	100	2017	2017	3	82	4,592																			