

MOTTO CHRISTOPHER & LISA/
17160 BASSETT LN
HILLIARD, FL 32046

05-1N-23-0000-0001-0610

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																
Exterior Wall		15	CONC BLOCK		100	0900	01	2,560	87.4368	103.83	265,805	2007	2007		0	0	7.50	92.50	Tax Group: 6		Tax Dist:														
Roof Structur		03	GABLE/HIP		100	1 SNGL FAM - 100% - 2022										Heated Area: 2560										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL		100	BAS 2007										BUILDING MARKET VALUE										283,417									
Interior Wall		05	DRYWALL		100											TOTAL MARKET OB/XF VALUE										14,592									
Interior Floo		14	CARPET		60											TOTAL LAND VALUE - MARKET										111,500									
Interior Floo		11	CLAY TILE		40											TOTAL MARKET VALUE										409,509									
Air Condition		03	CENTRAL		100											SOH/AGL Deduction										112,941									
Heating Type		04	AIR DUCTED		100											ASSESSED VALUE										296,568									
Bedrooms			3		100											TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2		100											BASE TAXABLE VALUE										246,568									
Frame		03	MASONRY		100											TOTAL JUST VALUE										409,509									
Stories		1.	1.		100											NCON VALUE										0									
Units			0		100	INCOME VALUE																													
Occupancy		00	NONE		100	PREVIOUS YEAR MKT VALUE										333,807																			
Quality		01	Quality Level		01																														
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		2,560		100		2,560		245,870																											
TOTALS		2,560				2,560		245,870																											
EXTRA FEATURES										17160 BASSETT LN, HILLIARD										BLD DATE 03/11/2008 JH LGL DATE 06/16/2023 MLU XF DATE 03/11/2008 JH LAND DATE INC DATE AG DATE															
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	0504	FP-ELECTRI		0 100	0	0	1.00		UT	2,000.00		2,000.00		100	2007	2007	3	92	1,840																
2	1242	WD DECK A		0 100	8	8	64.00		SF	10.00		10.00		100	2007	2007	3	35	224																
3	0510	GARAGE WD-		0 100	20	18	360.00		SF	35.00		35.00		100	2008	2008	3	56	7,056																
4	1242	WD DECK A		0 100	0	0	130.00		SF	10.00		10.00		100	2012	2012	3	60	780																
5	0812	CONCRETE C		0 100	0	0	1,248.00		SF	4.00		4.00		100	2012	2012	3	94	4,692																
LAND DESCRIPTION										TOTAL OB/XF										14,592															
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPHT 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		100		OR	0.00	0.00	4.46		AC		1.00	1.00	1.00	25,000.00		25,000.00		111,500														
REVIEW DATE		04/14/2020		BY	TWA		Total Acres: 4.46		Total Land Value: 111,500		Market: 0		Agricultural: 0		Common: 111,500		PRINTED 08/02/2023 BY SYS																		

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