

WADE RUSSELL G & DEBORAH L
15675 CR 108
HILLIARD, FL 32046

08-3N-24-2380-0007-0041

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				3									
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		15		CONC BLOCK 100		2501		04		3,423		67.6000		59.66		204,216		1950		1950		0		0		0		50.00		50.00		VALUATION BY					STANDARD						
Roof Structur		04		WOOD TRUSS 100		1		SERV		SHOP		- 0%		- 0		Heated Area: 3270				HX		Base Yr								Tax Group: 3					Tax Dist:								
Roof Cover		04		BUILT-UP 100																										BUILDING MARKET VALUE					102,108								
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					4,589								
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					103,953								
Ceiling		04		NONE 100																										TOTAL MARKET VALUE					210,650								
Air Condition		01		NONE 100																										SOH/AGL Deduction					94,046								
Heating Type		01		NONE 100																										ASSESSED VALUE					116,604								
Fixtures				6 100																										TOTAL EXEMPTION VALUE					0								
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					116,604								
Story Height				12 100																										TOTAL JUST VALUE					210,650								
RMS				11 100																										NCON VALUE					0								
Stories		1.		1. 100																										INCOME VALUE													
Units				0 100																										PREVIOUS YEAR MKT VALUE					119,015								
BUD8 Adjustme		03		DIST HI 100																																							
Occupancy		00		NONE 100																																							
Quality		03		Quality Level 03																																							
DOR CODE		2700		VEH SALE/REPAIR																																							
MAP NUM				MKT AREA																															06								
NEIGHBORHOOD/LOC		6002		.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
AOF		440		100		440		13,125																																			
BAS		2,830		100		2,830		84,419																																			
UCP		765		20		153		4,564																																			
TOTALS		4,035				3,423		102,108																																			
EXTRA FEATURES										551645 US HWY 1, HILLIARD										BLD DATE		12/09/2019		KKA		LGL DATE				12/09/2019		KKA											
																				XF DATE		12/09/2019		KKA		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	0812	CONCRETE C	0	0	0	0	4,942.00		SF	4.00		4.00		100	1970	1970	3	22	4,349																								
2	6001	ROLLUP DR	0	0	0	0	3.00		UT	400.00		400.00		100	2000	2000	3	20	240																								