

BLOCK 8 PT OF LOT 3
IN OR 2630/497
TOWN OF HILLIARD

HOLLEY MARCUS & DENA
17671 HLLY OAKS LANE
HILLIARD, FL 32046

2023

08-3N-24-2380-0008-0032



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 1 3																				
Exterior Wall	19	COMMON BRK 80	0100	01	1,578	122.5020	110.56	174,464	1948	1948	0	0	0	42.75	57.25	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 0% - 0													STANDARD																			
Roof Structure	03	GABLE/HIP 100	Heated Area: 1492													HX Base Yr																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY																			
Interior Wall	05	DRYWALL 100														Tax Group: 3										Tax Dist:									
Interior Floo	12	HARDWOOD 90														BUILDING MARKET VALUE										99,881									
Interior Floo	07	CORK/VTILE 10														TOTAL MARKET OB/XF VALUE										226									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										31,946									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										132,053									
Bedrooms	04	2 100														SOH/AGL Deduction										4,787									
Bathrooms	04	1 100														ASSESSED VALUE										127,266									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100														BASE TAXABLE VALUE										127,266									
Units	0	0 100	TOTAL JUST VALUE										132,053																						
BUD8 Adjustme	03	DIST HI 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
Quality															03	Quality Level 03																			
DOR CODE															0100	SINGLE FAMILY																			
MAP NUM															MKT AREA										06										
NEIGHBORHOOD/LOC															6001.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
AOF	180	110	198	12,533																															
BAS	1,312	100	1,312	83,044																															
FST	120	55	66	4,178																															
STP	24	10	2	127																															
TOTALS															1,636	1,578	99,881																		
EXTRA FEATURES															551648 US HWY 1, 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	0810	CONCRETE A	0	0	11	4			6.50	100	1999	1999	3	79	226																				
LAND DESCRIPTION																																			
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	000100	C	SFR	0	0004		136.00	200.00	27,779.00	SF		1.00	1.00	1.00	1.15	1.15	31,946																		
REVIEW DATE 06/26/2018 BY TWX Total Acres: 0.00 Total Land Value: 31,946 Market: 0 Agricultural: 0 Common: 31,946 PRINTED 08/02/2023 BY SYS																																			