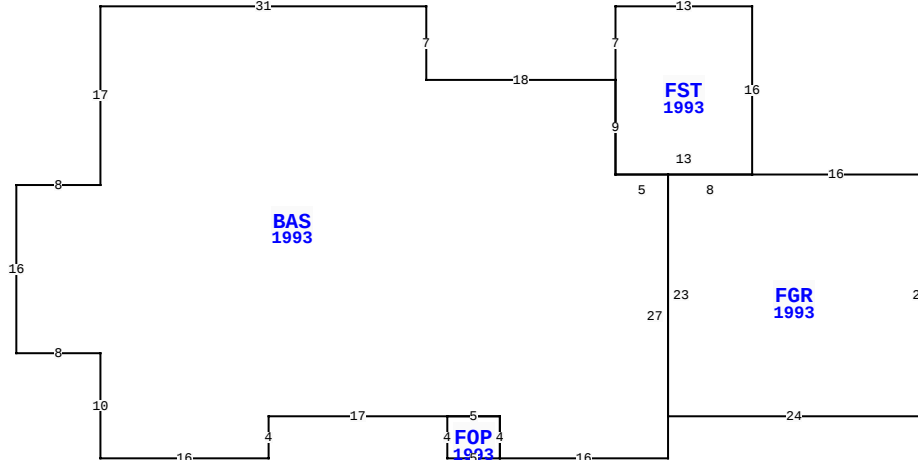


MAY KEVIN G &/HBABA DOMINICK YOUSSEF ET AL
361622 PINE ST
HILLIARD, FL 32046

08-3N-24-2380-0078-0030

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	19	COMMON BRK 100								0900	01	2,580	106.2720	126.20	325,596	1958	1988	0	0	0	27.00	73.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 0% - 0														Heated Area: 2156 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 237,685									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 18,518									
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET 63,000									
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE 319,203									
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 17,464									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 301,739									
Bedrooms		3 100								TOTAL EXEMPTION VALUE 0																							
Bathrooms		2 100								BASE TAXABLE VALUE 301,739																							
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE 319,203																							
Stories		1. 1. 100								NCON VALUE 0																							
Units		0 100								INCOME VALUE																							
BUD8 Adjustme	03	DIST HI 100								PREVIOUS YEAR MKT VALUE 274,308																							
Occupancy	00	NONE 100																															
Quality		01 Quality Level 01																															
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																													
BAS	2,156	100	2,156	198,624																													
FGR	552	55	304	28,006																													
FOP	20	30	6	553																													
FST	208	55	114	10,503																													
TOTALS		2,936		2,580	237,685																												
EXTRA FEATURES					361622 PINE ST, HILLIARD										BLD DATE				LGL DATE														
															XF DATE				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	0825	BRICK	0	0	64	4		256.00	SF	12.50				2,688																			
2	0803	ASPHALT C	0	0	0	0		2,335.00	SF	2.00				2,335																			
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00				980																			
4	0850	PEBBLE WLK	0	0	0	0		1,147.00	SF	3.50				2,188																			
6	1242	WD DECK A	0	0	17	17		289.00	SF	10.00				607																			
7	0940	SHEDS/PORT	0	0	30	12		360.00	SF	30.00				9,720																			
LAND DESCRIPTION															TOTAL OB/XF 18,518																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	R2	105.00	210.00	105.00	FF	1.00	1.00	1.00	300.00	300.00	31,500																
2	000100	C	SFR		0	0006	R2	105.00	210.00	105.00	FF	1.00	1.00	1.00	300.00	300.00	31,500																
REVIEW DATE 06/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS																																	