

NELSON PAULA A & JUAN L
27303 NEW FRONT ST
HILLIARD, FL 32046

08-3N-24-2380-0179-0050

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		30		VINYL 100		0900		01		1,291		102.5856		121.82		157,270		2021		2021		0		0		0.00		100.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2022		Heated Area: 1242										HX Base Yr 2022										Tax Group: 3					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					157,270						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,486						
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					30,000						
Interior Floo		13		LVT/LAMNT 30																										TOTAL MARKET VALUE					192,756						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					22,199						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					170,557						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					120,557						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					192,756						
Stories		1.		1. 100																										NCON VALUE					0						
Units		00		0 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					165,589						
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