

SW1/4
IN OR 1221/1851
EX 15-26

MCCUMBER MICHAEL & LISA G/
22502 LORI LANE
HILLIARD, FL 32046

2023

10-2N-23-0000-0015-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	11	SLATE 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,112	100	2,112	180,634
FGR	400	55	220	18,816
FOP	216	30	65	5,560
USP	288	30	86	7,356
TOTALS	3,016		2,483	212,364

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	
4	0861	POOL GUNIT	0	100	0	0	310.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0005		0.00	0.00	1.72	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,483	121.1088	109.30	271,392	1983	1993	0	0	21.75	78.25
1 SINGLE FAM - 100% - 2005 Heated Area: 2112 HX Base Yr 2005											
22502 LORI LN, HILLIARD											
BLD DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			212,364
TOTAL MARKET OB/XF VALUE			44,740
TOTAL LAND VALUE - MARKET			51,600
TOTAL MARKET VALUE			308,704
SOH/AGL Deduction			142,118
ASSESSED VALUE			166,586
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			116,586
TOTAL JUST VALUE			308,704
NCON VALUE			38,430
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007496	SWIM POOL	54,265	06/09/2021
18003090	CARPORT	14,818	04/17/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1221/1851	4/13/2004	WD	Q	I		149,900	
GRANTOR: RHODEN DAVID & SHERYL							
GRANTEE: MCCUMBER MICHAEL &							
0879/1312	4/20/1999	WD	Q	I		95,000	
GRANTOR: RYALS WILBUR I							
GRANTEE: RHODEN DAVID & SHER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 USP=[YR=1993] N12 W24 S12 E24\$ W45 N16 W21 S48 E12 FOP=[YR=1993] S9 E24 N9 W24\$ E36 FGR=[YR=1993] E20 N20 W20 S20\$ N20 E20 N12\$.											