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IN OR 2206/1002  
CASHEN FARMS PBK 8/193

PAYNE MICHAEL ALAN & CYNTHIA D  
46977 MIDDLE ROAD  
HILLIARD, FL 32046

2023

15-3N-25-0251-0006-0000



| 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 2 4         |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 90  | 0900                     | 01                   | 2,947                     | 103.4000    | 122.79         | 361,862        | 2020        | 2020           | 0         | 0        | 0.60        | 99.40   | VALUATION BY STANDARD |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 20               | FACE BRICK 10  | 1 SNGL FAM - 100% - 2021 |                      |                           |             |                |                |             |                |           |          |             |         | Heated Area: 2292     |                           |            |                             |      |         |      |     |    |        |  |  | HX Base Yr 2021 |              |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 08               | IRREGULAR 100  |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | Tax Group: 4              |            |                             |      |         |      |     |    |        |  |  |                 | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | BUILDING MARKET VALUE     |            |                             |      |         |      |     |    |        |  |  |                 | 384,187      |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |      |     |    |        |  |  |                 | 9,524        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 70      |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | TOTAL LAND VALUE - MARKET |            |                             |      |         |      |     |    |        |  |  |                 | 63,540       |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 30   |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | TOTAL MARKET VALUE        |            |                             |      |         |      |     |    |        |  |  |                 | 457,251      |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | SOH/AGL Deduction         |            |                             |      |         |      |     |    |        |  |  |                 | 95,889       |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | ASSESSED VALUE            |            |                             |      |         |      |     |    |        |  |  |                 | 361,362      |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3                | 100            |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | TOTAL EXEMPTION VALUE     |            |                             |      |         |      |     |    |        |  |  |                 | HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2.5              | 100            |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | BASE TAXABLE VALUE        |            |                             |      |         |      |     |    |        |  |  |                 | 311,362      |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       | TOTAL JUST VALUE          |            |                             |      |         |      |     |    |        |  |  |                 | 457,251      |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         | NCON VALUE               |                      |                           |             |                |                |             |                |           |          |             |         | 24,496                |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | INCOME VALUE             |                      |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE  |                      |                           |             |                |                |             |                |           |          |             |         | 371,520               |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  |                | 03                       | Quality Level 03     |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  |                | 0100 SINGLE FAMILY       |                      |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                | MKT AREA                 |                      |                           | 05          |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  |                | 5018.00                  |                      |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA             | SUBAREA MARKET VALUE |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 2,292            | 100            | 2,292                    | 279,746              |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                        | 575              | 55             | 316                      | 38,569               |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 258              | 30             | 77                       | 9,398                |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 310              | 30             | 93                       | 11,350               |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| STR                                                                                                                                        | 80               | 10             | 8                        | 976                  |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| UUS                                                                                                                                        | 322              | 50             | 161                      | 19,650               |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 3,837                    | 2,947                | 359,691                   |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                          |                      | 46977 MIDDLE RD, 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                                                                                                                                          | 0811             | CONCRETE B     | 0                        | 100                  | 0                         | 0           | 1,177.00       | SF             | 5.20        | 5.20           | 100       | 2020     | 2020        | 3       | 99                    | 6,059                     |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0500             | FP-PRE FAB     | 0                        | 100                  | 0                         | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2020     | 2020        | 3       | 99                    | 3,465                     |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                |                  |                |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       |                           |            | 9,524                       |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| 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                      | 100                  |                           |             | 0.00           | 0.00           | 3.53        | AC             |           | 1.00     | 1.00        | 1.00    | 18,000.00             | 18,000.00                 | 63,540     |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 12/14/2021 BY KB Total Acres: 3.53 Total Land Value: 63,540 Market: 0 Agricultural: 0 Common: 63,540 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                           |             |                |                |             |                |           |          |             |         |                       |                           |            |                             |      |         |      |     |    |        |  |  |                 |              |  |  |  |  |  |  |  |  |  |  |  |

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