

WEED JEAN E L/E/
3797 YEARLING TR
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										3				
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																													
Exterior Wall		15	CONC BLOCK 90		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																
Exterior Wall		05	AVERAGE 10		0100	01	1,764	97.7000	88.17	155,532	1973	1973	0	0	0	24.23	75.77	Tax Group: 3										Tax Dist:																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1999										Heated Area: 1225										HX Base Yr 1999																			
Roof Cover		12	MODULAR MT 100		BAS 1993 FST 1993 FST 1993																				BUILDING MARKET VALUE										117,847									
Interior Wall		04	PLYWOOD 60												TOTAL MARKET OB/XF VALUE										38,602																			
Interior Wall		05	DRYWALL 40												TOTAL LAND VALUE - MARKET										96,000																			
Interior Floo		14	CARPET 90												TOTAL MARKET VALUE										252,449																			
Interior Floo		08	SHT VINYL 10												SOH/AGL Deduction										112,426																			
Air Condition		03	CENTRAL 100												ASSESSED VALUE										140,023																			
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bedrooms		2	100												BASE TAXABLE VALUE										90,023																			
Bathrooms		1	100												TOTAL JUST VALUE										252,449																			
Frame		03	MASONRY 100												NCON VALUE										0																			
Stories		1.	1. 100		INCOME VALUE																																							
Units		0	100		PREVIOUS YEAR MKT VALUE										176,596																													
BUD8 Adjustme		03	DIST HI 100																																									
Occupancy		00	NONE 100																																									
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																																								
BAS	1,225	100	1,225	81,838																																								
FST	260	55	143	9,553																																								
FST	720	55	396	26,455																																								
TOTALS		2,205		1,764	117,847																																							
EXTRA FEATURES					3797 YEARLING TR, HILLIARD										BLD DATE				LGL DATE		05/22/2023		MLU																					
															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																												
2	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	2002	2002	3	83	820																													
3	0681	POLE SHED	0 100	16	8	128.00	SF	18.75	18.75	100	2004	2004	3	40	960																													
4	1242	WD DECK A	0 100	0	0	288.00	SF	10.00	10.00	100	2006	2006	3	31	893																													
5	0511	GARAGE CB-	0 100	30	28	840.00	SF	40.00	40.00	100	2006	2006	3	88	29,568																													
6	0811	CONCRETE B	0 100	0	0	1,390.00	SF	5.20	5.20	100	2006	2006	3	88	6,361																													