

WOOD WILLIAM L
2737 LAKE DRIVE
HILLIARD, FL 32046

17-3N-24-022C-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0100 01 2,079 127.2383 114.83 238,732 2001 2001 0 0 15.75 84.25										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2005 Heated Area: 1746 HX Base Yr 2005										BUILDING MARKET VALUE 201,132									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 30,792									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 24,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 255,924									
Interior Floo 11 CLAY TILE 30																				SOH/AGL Deduction 114,016									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 141,908									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 91,908									
Bathrooms 2 100																				TOTAL JUST VALUE 255,924									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 212,851									
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 6003.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,746 100 1,746 168,915																													
FGR 483 55 266 25,734																													
FOP 224 30 67 6,482																													
TOTALS 2,453 2,079 201,132																													
EXTRA FEATURES										2737 LAKE DR, 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 0812 CONCRETE C 0 100 0 0 1,902.00 SF 4.00 4.00 100 2001 2001 3 82 6,239																													
2 0861 POOL GUNIT 0 100 0 0 450.00 SF 85.00 85.00 100 2002 2002 3 32 12,240																													
3 0845 KOOL DECK 0 100 0 0 417.00 SF 7.25 7.25 100 2002 2002 3 83 2,509																													
4 0476 VF 6 SBPL 0 100 10 20 200.00 LF 32.00 32.00 100 2017 2017 3 94 6,016																													
5 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2017 2017 3 94 564																													
6 0811 CONCRETE B 0 100 0 0 620.00 SF 5.20 5.20 100 2021 2021 3 100 3,224																													
LAND DESCRIPTION										TOTAL OB/XF 30,792																			
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 100 0006 0.00 0.00 1.00 LT 1.00 1.00 1.00 24,000.00 24,000.00 24,000																													
REVIEW DATE 06/03/2022 BY TWWW										Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000										PRINTED 08/02/2023 BY SYS									