

**JONES URSULA L/E/
27207 POND DRIVE
HILLIARD, FL 32046**

17-3N-24-2020-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
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 05 AVERAGE 100										0100 01 2,847 103.6800 93.57 266,394 1989 1989 0 0 15.50 84.50										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 2212 HX Base Yr										BUILDING MARKET VALUE 324,067									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 7,845									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 82,440									
Interior Floo 13 LVT/LAMNT 50																				TOTAL MARKET VALUE 414,352									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 123,889									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 290,463									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB SX 100,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 190,463									
Bathrooms 2.5 100																				TOTAL JUST VALUE 414,352									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 343,520									
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 2,212 100 2,212 174,896																													
FGR 576 55 317 25,064																													
FOP 200 30 60 4,744																													
FOP 660 30 198 15,655																													
FOP 112 30 34 2,688																													
FST 48 55 26 2,056																													
TOTALS 3,808 2,847 225,103																													
EXTRA FEATURES										27207 POND 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1989 1989 3 68 2,380																													
2 0812 CONCRETE C 0 100 0 0 1,048.00 SF 4.00 4.00 100 1989 1989 3 59.5 2,494																													
5 0350 CARPORT WD 0 100 19 10 190.00 SF 8.58 8.58 100 1990 1990 3 20 326																													
7 0681 POLE SHED 0 100 18 16 288.00 SF 11.25 11.25 100 1998 1998 3 27 875																													
8 0681 POLE SHED 0 100 24 16 384.00 SF 11.25 11.25 100 1996 1996 3 25 1,080																													
9 1123 CB 8" 0 100 0 0 170.00 SF 6.15 6.15 100 1992 1992 3 66 690																													
LAND DESCRIPTION										TOTAL OB/XF 7,845																			
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 000115 C SFR ACRES 100 0006 0.00 0.00 4.58 AC 1.00 1.00 1.00 18,000.00 18,000.00 82,440																													
REVIEW DATE 01/14/2021 BY WWA										Total Acres: 4.58 Total Land Value: 82,440										Market: 0 Agricultural: 0 Common: 82,440 PRINTED 08/02/2023 BY SYS									

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