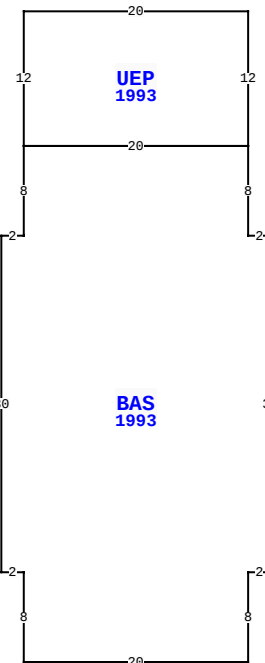


WHITTAKER CHARLES E JR/PHILLIPS DEBORAH W
4891 WHITTAKER ROAD
HILLIARD, FL 32046

18-4N-25-0000-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	03	BELOW AVG. 100		0100	01	1,184	71.1000	64.17	75,977	1971	1971	0	0	0	45.50	54.50	VALUATION BY STANDARD																	
RooF Structur	03	GABLE/HIP 100		1 SINGLE FAM - 50% - 1999										Heated Area: 1040										HX Base Yr 1999										
RooF Cover	03	COMP SHNGL 100																																
Interior Wall	04	PLYWOOD 100																																
Interior Floo	08	SHT VINYL 50																																
Interior Floo	14	CARPET 50																																
Air Condition	01	NONE 100																																
Heating Type	03	FORCED AIR 100																																
Bedrooms		2 100																																
Bathrooms		1 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
BUD8 Adjustme	04	DIST 01 100																																
Occupancy	00	NONE 100																																
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		05																													
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,040	100	1,040	36,372																														
UEP	240	60	144	5,036																														
TOTALS		1,280		1,184	41,407																													
EXTRA FEATURES				4891 WHITTAKER RD, HILLIARD										BLD DATE				LGL DATE		05/19/2023		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																		
LAND DESCRIPTION																	TOTAL OB/XF										0							
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	50	0005	OR	0.00	0.00	10.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	168,000																	
REVIEW DATE	12/02/2019		BY	KBA	Total Acres: 10.50		Total Land Value: 168,000		Market: 0		Agricultural: 0		Common: 168,000		PRINTED 08/02/2023 BY SYS																			

WHITTAKER CHARLES E JR/PHILLIPS DEBORAH W
4891 WHITTAKER ROAD
HILLIARD, FL 32046

18-4N-25-0000-0005-0000

[illegible]