

SIMPSON HEULAND N & SONJA M
48144 CABBAGE CREEK TRL
HILLIARD, FL 32046

20-4N-25-4210-0004-0000

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	% COND	VALUATION SUMMARY																		
Exterior Wall		30	VINYL 80		0100	01	2,934	90.8040	81.95	240,441	1982	2000	0	0	10.80	89.20	VALUATION BY		STANDARD															
Exterior Wall		15	CONC BLOCK 20		1 SINGLE FAM - 100% - 2006										Heated Area: 2806										HX Base Yr 2006									
Roof Structur		03	GABLE/HIP 100												214,473																			
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										10,920									
Interior Wall		05	DRYWALL 100												TOTAL MARKET VALUE										111,840									
Interior Floo		08	SHT VINYL 50												SOH/AGL Deduction										337,233									
Interior Floo		14	CARPET 50												ASSESSED VALUE										173,978									
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Heating Type		04	AIR DUCTED 100												BASE TAXABLE VALUE										123,978									
Bedrooms			2 100												TOTAL JUST VALUE										337,233									
Bathrooms			1 100												NCON VALUE										0									
Frame		02	WOOD FRAME 100												INCOME VALUE																			
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE										319,819																			
Units			0 100																															
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
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	832	100	832	60,818																														
BAS	276	100	276	20,175																														
BAS	1,698	100	1,698	124,123																														
FOP	90	30	27	1,974																														
FOP	336	30	101	7,383																														
TOTALS		3,232	2,934	214,473	48144 CABBAGE CREEK TRL, HILLIARD										BLD DATE					LGL DATE	05/19/2023				MLU									
EXTRA FEATURES												XF DATE					LAND 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																		
3	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	2007	2007	3	52	10,920																			