

TURNER WILLIAM M III & WANDA/
21824 COUNTY ROAD 121
HILLIARD, FL 32046

22-2N-23-0000-0002-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6									
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		05		AVERAGE 70		0100		01		1,653		124.0850		111.99		185,119		2000		2005		0		0		9.43		90.57		VALUATION BY					STANDARD				
Exterior Wall		20		FACE BRICK 30		1		SINGLE FAM - 100% - 2001								Heated Area: 1540												HX Base Yr 2001		Tax Group: 6					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					167,662				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					3,215				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					45,000				
Interior Floo		14		CARPET 90																										TOTAL MARKET VALUE					215,877				
Interior Floo		08		SHT VINYL 10																										SOH/AGL Deduction					113,705				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					102,172				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB SX 100,000				
Bedrooms				3 100																										BASE TAXABLE VALUE					2,172				
Bathrooms				2 100																										TOTAL JUST VALUE					215,877				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					195,376				
Occupancy		00		NONE 100																																			
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,540		100		1,540		156,202																															
FCP		400		25		100		10,143																															
PTO		65		5		3		304																															
PTO		192		5		10		1,014																															
TOTALS		2,197				1,653		167,662																															
EXTRA FEATURES																																							
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		2000		2000		3		85		2,975											
2		0810		CONCRETE A		0 100		15 3		45.00		SF		6.50		6.50		100		2001		2001		3		82		240											