

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 90		
Exterior Wall	20	FACE BRICK 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	3	100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2,101	227,458
FGR	662	55	364	39,407
FOP	210	30	63	6,820
FSP	240	40	96	10,393
FUS	260	100	260	28,148
UST	39	45	18	1,949
TOTALS	3,512		2,902	314,174

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,902	95.7672	113.72	330,015	2007	2012	0	0
1 SNGL FAM - 100% - 2020 Heated Area: 2361 HX Base Yr 2020									
BLD DATE	04/16/2007	JH	LGL DATE	06/13/2023	MLU				
XF DATE			LAND DATE						
INC DATE			AG DATE						

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				321,918			
TOTAL MARKET OB/XF VALUE				11,353			
TOTAL LAND VALUE - MARKET				44,880			
TOTAL MARKET VALUE				378,151			
SOH/AGL Deduction				120,028			
ASSESSED VALUE				258,123			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				208,123			
TOTAL JUST VALUE				378,151			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				318,800			

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92
2	0812	CONCRETE C	0 100	0	0	1,285.00	SF	4.00	4.00	100	2009	2009	3	91
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2008	2008	3	40
TOTAL OB/XF 11,353														

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.36
TOTAL OB/XF 11,353									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.36
TOTAL OB/XF 11,353									

BURCH HAROLD H &/ALLEN LISA M
25117 THUMPER LN
HILLIARD, FL 32046

23-2N-23-1803-0011-0000

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