

AUTRAND GREGORY & MICHELLE
36493 SHORTLEAF AVE
HILLIARD, FL 32046

23-3N-24-3300-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	31	HARDIE BRD 90								0900	01	3,878	110.8485	131.63	510,461	2021	2021	0	0	0	0	0.05	99.95	VALUATION BY																									
Exterior Wall	21	STONE 10								1 SNGL FAM - 100% - 2023										Heated Area: 3353										HX Base Yr																			
RooF Structur	08	IRREGULAR 100								The diagram shows a building footprint (FOP) and a basement area (BAS). The FOP is a rectangle with dimensions 19x25. The BAS is a larger rectangle with dimensions 21x20. There are also smaller areas labeled FGR and FOP.																				Tax Group: 4										Tax Dist:									
RooF Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										510,206																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										9,129																			
Interior Floo	12	HARDWOOD 70																		TOTAL LAND VALUE - MARKET										60,000																			
Interior Floo	11	CLAY TILE 30																		TOTAL MARKET VALUE										579,335																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										113,228																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										466,107																			
Bedrooms	4	100																		TOTAL EXEMPTION VALUE										13																			
Bathrooms	3	100																		BASE TAXABLE VALUE										0																			
Frame Stories	02	WOOD FRAME 100																		TOTAL JUST VALUE										579,335																			
Units	0	100								NCON VALUE										0																													
Occupancy	00	NONE 100								INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE										562,806																													