

NEECE LAVERNE/RUSSELL KENNETH EST
241869 CR 121
HILLIARD, FL 32046

23-4N-23-0000-0002-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	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	05	AVERAGE 100								0820	02	2,024	115.8000	75.27	152,346	1979	1979		0		0	70.00	30.00	VALUATION BY					STANDARD							
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 50% - 2018										Heated Area: 1836					Tax Group: 4					Tax Dist:						
Roof Cover	03	COMP SHNGL 100																							BUILDING MARKET VALUE					45,704						
Interior Wall	04	PLYWOOD 100																							TOTAL MARKET OB/XF VALUE					4,812						
Interior Floo	14	CARPET 70																							TOTAL LAND VALUE - MARKET					42,300						
Interior Floo	08	SHT VINYL 30																							TOTAL MARKET VALUE					92,816						
Air Condition	03	CENTRAL 100																							SOH/AGL Deduction					34,374						
Heating Type	04	AIR DUCTED 100																							ASSESSED VALUE					58,442						
Bedrooms		3 100																							TOTAL EXEMPTION VALUE					25,000						
Bathrooms		1.5 100																							BASE TAXABLE VALUE					33,442						
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units	0	0 100																																		
BUD8 Adjustme	04	DIST 01 100																																		