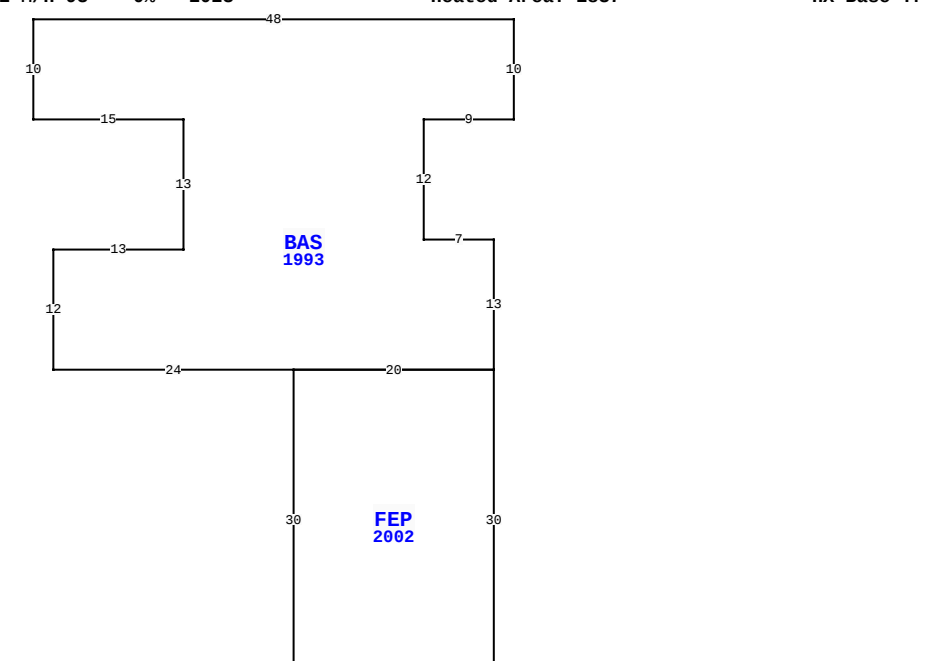


MENCNER BUFFEY M EST
PO BOX 146
HILLIARD, FL 32046-0146

25-4N-23-2020-0033-0000

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	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall		05	AVERAGE 100		0820	02	1,837	120.8000	78.52	144,241	1968	1968	0	0	70.00	30.00	VALUATION BY		STANDARD																					
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 2023												Heated Area: 1837												HX Base Yr											
Roof Cover		12	MODULAR MT 100														BUILDING MARKET VALUE												43,272											
Interior Wall		04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE												936											
Interior Floo		08	SHT VINYL 80														TOTAL LAND VALUE - MARKET												312,000											
Interior Floo		14	CARPET 20														TOTAL MARKET VALUE												111,768											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												0											
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE												111,768											
Bedrooms			4 100														TOTAL EXEMPTION VALUE												0											
Bathrooms			2 100														BASE TAXABLE VALUE												111,768											
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE												356,208											
Stories		1.	1. 100														NCON VALUE												44,208											
Units			0 100		INCOME VALUE																																			
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE												49,415																							
Quality		03	Quality Level 03																																					
DOR CODE		5000	IMPROVED AG																																					
MAP NUM			MKT AREA														09																							
NEIGHBORHOOD/LOC		9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,327	100	1,327	31,259																																				
FEP	600	85	510	12,014																																				
TOTALS		1,927		1,837	43,272																																			
EXTRA FEATURES					281072 FRANKLIN RD, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU																	
															XF DATE				LAND DATE																					
															INC DATE				AG 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																									
1	0940	SHEDS/PORT	0 0	8 12	96.00	SF	30.00	30.00	100	1960	1960	3	20	576																										
2	0681	POLE SHED	0 0	10 12	120.00	SF	15.00	15.00	100	1960	1960	3	20	360																										
LAND DESCRIPTION										TOTAL OB/XF										936																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	410.00	410.00	4,920																							
3	006000	A	PAST1/HAY	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	440.00	440.00	2,640																							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000																							
REVIEW DATE		07/02/2020		BY	TW		Total Acres: 20.00		Total Land Value: 67,560		Market: 252,000		Agricultural: 7,560		Common: 60,000		PRINTED 08/02/2023 BY SYS																							