

PT OF NE 1/4 OF NW 1/4  
BEING PARCEL A IN OR 2303/668  
EX 3-7

HUDSON JARED G & CANDY G  
48101 NARROW WAY  
HILLIARD, FL 32046

2023

29-4N-25-0000-0003-0040



| 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        | AP     | NORM    | % COND          | PAGE 1 of 1       |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                               | 30               | VINYL 100      | 0800                       | 02                   | 2,280              | 117.2000    | 82.04          | 187,051        | 1998           | 1998      | 0        | 0           | 15     | 56.00   | 29.00           | VALUATION SUMMARY |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 94+ - 0% - 0         |                      |                    |             |                |                |                |           |          |             |        |         |                 | Heated Area: 2280 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 | HX Base Yr        |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 80      |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 20   |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 4 100          |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 03                         | Quality Level 03     |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0200 MOBILE HOME           |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                | MKT AREA 05                |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 5001.00                    |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA               | SUBAREA MARKET VALUE |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                         | 2,280            | 100            | 2,280                      | 54,245               |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,280                      | 2,280                | 54,245             |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 48158 NARROW WAY, HILLIARD |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 7                                                                                                                                           | 1242             | WD DECK A      | 0                          | 0                    | 28                 | 5           |                |                | 140.00         | SF        | 7.00     |             |        |         | 196             |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 8                                                                                                                                           | 1242             | WD DECK A      | 0                          | 0                    | 16                 | 16          |                |                | 256.00         | SF        | 10.00    |             |        |         | 512             |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 9                                                                                                                                           | 0500             | FP-PRE FAB     | 0                          | 0                    | 0                  | 0           |                |                | 1.00           | UT        | 3,500.00 |             |        |         | 2,905           |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 10                                                                                                                                          | 0825             | BRICK          | 0                          | 0                    | 40                 | 4           |                |                | 160.00         | SF        | 8.75     |             |        |         | 1,316           |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF 4,929          |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T      | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE    | LAND VALUE             | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |
| 1                                                                                                                                           | 000115           | C              | SFR ACRES                  | 0                    | 0007               | OR          | 0.00           | 0.00           | 1.00           | AC        |          | 1.00        | 1.00   | 1.00    | 35,000.00       | 35,000.00         | 35,000                 |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 08/15/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS |                  |                |                            |                      |                    |             |                |                |                |           |          |             |        |         |                 |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |