

PT OF LOT 1 W OF RD RECD IN
OR 562/136
(EX R/W'S OR 240/107,

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2023

29-4N-25-4210-0001-0020



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	PAGE 1 of 1										
Exterior Wall	05	AVERAGE 70	0820	02	2,780	117.7000	76.50	212,670	1983	1983	0	0	70.00	30.00	VALUATION BY STANDARD										
Exterior Wall	25	MOD METAL 30	2 M/H 93- - 0% - 0												Heated Area: 2580 HX Base Yr										
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 63,801									
Interior Wall	05	DRYWALL 70														TOTAL MARKET OB/XF VALUE 15,327									
Interior Wall	04	PLYWOOD 30														TOTAL LAND VALUE - MARKET 84,240									
Interior Floo	14	CARPET 70														TOTAL MARKET VALUE 154,588									
Interior Floo	08	SHT VINYL 30														SOH/AGL Deduction 11,389									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 143,199									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Bedrooms	2	100														BASE TAXABLE VALUE 143,199									
Bathrooms	02	WOOD FRAME 100														TOTAL JUST VALUE 163,368									
Frame	1.	1. 100	NCON VALUE 0																						
Stories	0	100	INCOME VALUE																						
Units	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 129,981																						
BUD8 Adjustme																									
Quality	03	Quality Level 03																							
DOR CODE	6600 ORCHARDS, GROVES																								
MAP NUM	MKT AREA 05																								
NEIGHBORHOOD/LOC	5001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	852	100	852	19,553																					
BAS	1,728	100	1,728	39,658																					
UOP	160	25	40	918																					
USP	320	50	160	3,672																					
TOTALS	3,060		2,780	63,801																					
EXTRA FEATURES					473532 MIDDLE RD, HILLIARD										BLD DATE LGL DATE 07/28/2023 DC										
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	0681	POLE SHED	0	0	21 27			15.00	100	1970	1970	3	20	1,701											
2	0940	SHEDS/PORT	0	0	12 12			30.00	100	1982	1982	3	20	864											
3	0351	CARPORT MT	0	0	20 20			4.50	100	1990	1990	3	20	360											
4	0940	SHEDS/PORT	0	0	24 24			30.00	100	1980	1980	3	20	3,456											
5	0681	POLE SHED	0	0	20 20			6.75	100	1990	1990	3	20	540											
6	0351	CARPORT MT	0	0	20 20			8.50	100	2000	2000	3	20	680											
7	0510	GARAGE WD-	0	0	20 10			29.75	100	2000	2000	3	29	1,726											
9	0936	SEPTC TANK	0	0	0 0			6,000.00	100	2000	2000	3	100	6,000											
TOTAL OB/XF 15,327																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	006600	A	ORCH. GRV	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	440.00	440.00	220								
2	000115	C	SFR ACRES	0		OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	18,000.00	18,000.00	75,240								
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000								
REVIEW DATE 08/15/2017 BY KBX Total Acres: 4.68 Total Land Value: 75,460 Market: 9,000 Agricultural: 220 Common: 75,240 PRINTED 08/02/2023 BY SYS																									