

LOT 2 & W1/2 LOT 11 &
UNDEVELOPED R/W'S IN
OR 2109/1475 & ESMTS IN

QUELETTE RANDY J/WESTER TABATHA G
48177 STONEWALL DR
HILLIARD, FL 32046

2023

29-4N-25-4210-0002-0000



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	20	FACE BRICK 100	0100	01	3,046	102.1200	92.16	280,719	1993	1999	0	0	0	17.25	82.75	STANDARD																																																																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 2764												HX Base Yr 2018																																																													
Roof Cover	03	COMP SHNGL 100														VALUATION BY												Tax Group: 4												Tax Dist:																																																	
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE												232,295																																																													
Interior Floo	12	HARDWOOD 60														TOTAL MARKET OB/XF VALUE												56,832																																																													
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET												225,000																																																													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE												514,127																																																													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction												226,844																																																													
Bedrooms	5	100														ASSESSED VALUE												287,283																																																													
Bathrooms	3	100														TOTAL EXEMPTION VALUE												50,000																																																													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE												237,283																																																													
Stories	1.	1. 100														TOTAL JUST VALUE												514,127																																																													
Units	0	100	NCON VALUE												0																																																																										
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												349,953																																																														
Quality															03 Quality Level 03																																																																										
DOR CODE															0100 SINGLE FAMILY																																																																										
MAP NUM															MKT AREA															05																																																											
NEIGHBORHOOD/LOC															5001.00																																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																					
BAS	1,643	100	1,643	125,299																																																																																					
BAS	1,121	100	1,121	85,490																																																																																					
FOP	374	30	112	8,541																																																																																					
FSP	424	40	170	12,964																																																																																					
TOTALS															3,562															3,046															232,295																																												
EXTRA FEATURES															48177 STONEWALL DR, HILLIARD															BLD DATE															LGL DATE															05/19/2023															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	0200	BARN WD 0-	0	100	30	30	900.00	SF	20.00	20.00	100	1985	1985	3	20	3,600																																																																									
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480																																																																									
3	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1998	1998	3	20	1,248																																																																									
4	0810	CONCRETE A	0	100	13	18	234.00	SF	6.50	6.50	100	1998	1998	3	77	1,171																																																																									
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800																																																																									
6	0681	POLE SHED	0	100	28	14	392.00	SF	15.00	15.00	100	2002	2002	3	32	1,882																																																																									
7	1127	BRICK 8"	0	100	14	3	42.00	SF	5.50	5.50	100	2006	2006	3	97	224																																																																									
8	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2006	2006	3	88	183																																																																									
9	0820	WOOD WALK	0	100	58	3	174.00	SF	11.75	11.75	100	2005	2005	3	40	818																																																																									
10	0861	POOL GUNIT	0	100	18	32	576.00	SF	85.00	85.00	100	2005	2005	3	44	21,542																																																																									
LAND DESCRIPTION															TOTAL OB/XF															33,948																																																											
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	225,000																																																																								
REVIEW DATE 05/11/2022 BY KBA Total Acres: 15.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																																																																									

[illegible]