

PT OF GOVT LOT 13
IN OR 2384/1228
RP 2185

MILLNER DANIEL L & DEVON L
2864 LAFORD LN
HILLIARD, FL 32046

2023

30-4N-24-0000-0014-0010



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 2 4																										
Exterior Wall	20	FACE BRICK 100	0900	01	2,277	124.1856	147.47	335,789	2004	2009	0	0	0	9.75	90.25	VALUATION SUMMARY																									
Roof Structur	08	IRREGULAR 100	2 SNGL FAM - 100% - 2021													Heated Area: 1917													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	11	CLAY TILE 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			05	Quality Level 05																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA		09																																			
NEIGHBORHOOD/LOC			9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,917	100	1,917	255,137																																					
FGR	506	55	278	37,000																																					
FOP	136	30	41	5,457																																					
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TOTALS			2,695	2,277	303,050																																				
EXTRA FEATURES			2864 LAFORD LN, 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																								
8	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	2004	2004	3	86	4,257																									
10	1127	BRICK 8"	0	100	0	0	64.00	SF	11.00	11.00	100	2004	2004	3	96	676																									
11	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780																									
12	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2021	2021	3	97	2,328																									
TOTAL OB/XF			9,041																																						
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																							
1	000100	C	SFR	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000																								
REVIEW DATE 12/07/2021 BY TW																																									
Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																									

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