

PT OF E1/2 OF NE1/4
PARCELS 1-10 & 1-11 & 1-21
IN OR 528/256

GREEN AVERY JR & VIRGINIA
2574 BARBARA LANE
HILLIARD, FL 32046-5604

2023

33-2N-23-0000-0001-0100



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 6															
Exterior Wall	20	FACE BRICK 100	0100	01	2,016	105.8400	95.52	192,568	1975	1975	0	0	0	31.85	68.15	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1818 HX Base Yr														
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 131,235														
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 16,691														
Interior Floo	07	CORK/VTILE 10														TOTAL LAND VALUE - MARKET 206,700														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 181,098														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 77,797														
Bedrooms	3	100														ASSESSED VALUE 103,301														
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB DX 55,000														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 48,301														
Stories	1.	1. 100														TOTAL JUST VALUE 354,626														
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 156,365																											
Quality			03	Quality Level 03																										
DOR CODE			5000IMPROVED 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	1,818	100	1,818	118,346																										
FOP	60	30	18	1,171																										
UCP	576	20	115	7,486																										
UOP	324	20	65	4,231																										
TOTALS			2,778	2,016	131,235																									
EXTRA FEATURES					2574 BARBARA 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															
1	0511	GARAGE CB-	0	100 24 26	624.00	SF	40.00	40.00	100	1989	1989	3	59.5	14,851																
2	0811	CONCRETE B	0	100 0 0	478.00	SF	5.20	5.20	100	1988	1988	3	57	1,417																
3	0811	CONCRETE B	0	100 0 0	666.00	SF	3.17	3.17	100	1908	1908	3	20	423																
TOTAL OB/XF 16,691																														
LAND DESCRIPTION																														
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000													
2	006000	A	PAST1/HAY	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320													
3	005500	A	TIMBER 2 SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	550.00	550.00	1,100													
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	175.00	175.00	752													
5	009910	M	MKT. VAL. AG	0			0.00	0.00	9.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	176,700													
REVIEW DATE 03/31/2020 BY TWA																Total Acres: 10.30 Total Land Value: 33,172 Market: 176,700 Agricultural: 3,172 Common: 30,000 PRINTED 08/02/2023 BY SYS														