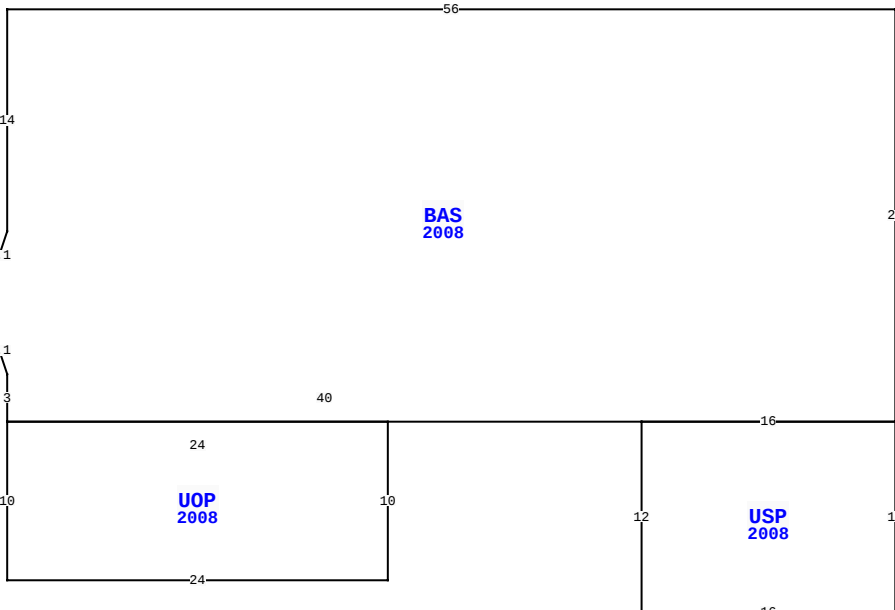


HODGES WAYNE & ANN
14793 TRIPLE D LANE
HILLIARD, FL 32046

33-2N-23-0000-0003-0030

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	30	VINYL 100								0820	02	1,618	117.2000	76.18	123,259	1985	1995	0	0	65.00	35.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 2009										Heated Area: 1462 HX Base Yr 2009											
Roof Cover	03	COMP SHNGL 100																													
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		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	0	0 100																													
Units		0 100																													
Quality		03	Quality Level 03																												
DOR CODE	5000	IMPROVED 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	1,462	100	1,462	38,981																											
UOP	240	25	60	1,600																											
USP	192	50	96	2,560																											
TOTALS	1,894		1,618	43,141																											
EXTRA FEATURES					14793 TRIPLE D LN, HILLIARD										BLD DATE 03/20/2009 DJ					LGL DATE 06/13/2023 MLU											
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																
3	0681	POLE SHED	0 100	14 16	224.00	SF	15.00	15.00	100	1965	1965	3	20	672																	
6	0940	SHEDS/PORT	0 100	12 16	192.00	SF	20.10	20.10	100	1987	1987	3	20	772																	
7	0681	POLE SHED	0 100	16 14	224.00	SF	15.00	15.00	100	1987	1987	3	20	672																	