

RIGGS NORMAN R & JANICE C
1792 TOMPKINS LANDING RD
HILLIARD, FL 32046

33-4N-23-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		20	FACE BRICK 100		0900	01	2,452	95.0400	112.86	276,733	2002	2002	0	0	15.00	85.00	Tax Group: 4		Tax Dist:																					
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2003												Heated Area: 1728												HX Base Yr 2003											
Roof Cover		12	MODULAR MT 100		9 13 UST 2002 13 9 4 FOP 2002 4 14 10 9 44 44 37 27 24 10 23 FSP 2002 10 23 37 27 24 10 23																																			
Interior Wall		05	DRYWALL 100																																					
Interior Floor		14	CARPET 90																																					
Interior Floor		08	SHT VINYL 10																																					
Air Condition		03	CENTRAL 100																																					
Heating Type		04	AIR DUCTED 100																																					
Bedrooms			3 100		14 10 9 44 44 37 27 24 10 23 FSP 2002 10 23 37 27 24 10 23																																			
Bathrooms			2 100																																					
Frame		02	WOOD FRAME 100																																					
Stories		2.	2. 100																																					
Units		00	0 100																																					
Occupancy		00	NONE 100																																					
Quality		01	Quality Level 01																																					
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	1,728	100	1,728	165,769																																				
FGR	788	55	433	41,538																																				
FOP	36	30	11	1,055																																				
FOP	230	30	69	6,619																																				
FSP	396	40	158	15,157																																				
UST	117	45	53	5,085																																				
TOTALS		3,295		2,452	235,223																																			
EXTRA FEATURES					1792 TOMPKINS LANDING RD, HILLIARD										BLD DATE				LGL DATE		06/16/2023		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																								
1	0812	CONCRETE C	0 100	0	0	2,383.00	SF	4.00	4.00	100	2002	2002	3	83	7,912																									
2	0510	GARAGE WD-	0 100	34	24	816.00	SF	42.00	42.00	100	2002	2002	3	32	10,967																									
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																									
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	28.00	28.00	100	2010	2010	3	64	7,168																									
5	0351	CARPORT MT	0 100	20	14	280.00	SF	6.60	6.60	100	2010	2010	3	50	924																									
LAND DESCRIPTION										TOTAL OB/XF										30,016																				
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	000115	C	SFR ACRES	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																							
2	000115	C	SFR ACRES	100	0005		0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																							
REVIEW DATE	10/16/2020	BY	TWA	Total Acres: 10.00		Total Land Value: 190,000		Market: 0		Agricultural: 0		Common: 190,000		PRINTED 08/02/2023 BY SYS																										