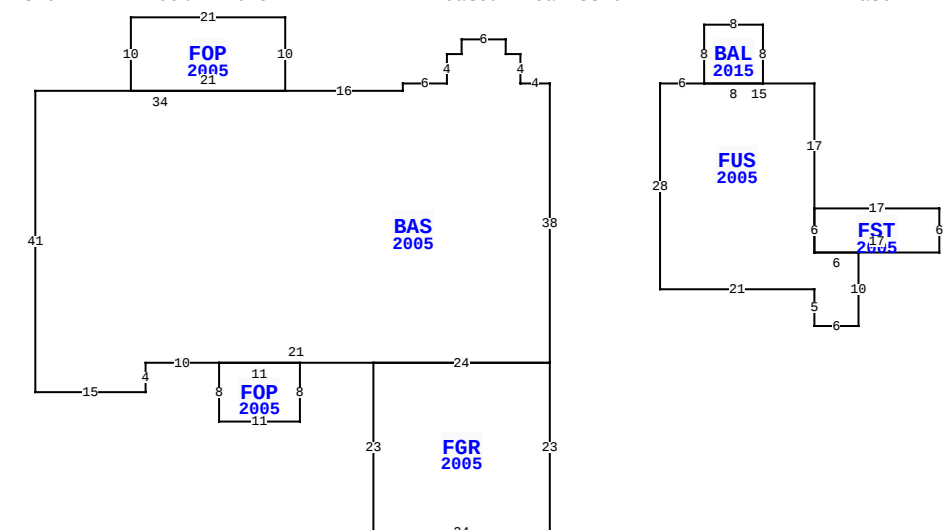


BLAUDOW RANDY P & MARY L
1786 TOMPKINS LANDING ROAD
HILLIARD, FL 32046

33-4N-23-0000-0003-0030

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYP	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	0900	01	3,829	106.6905	126.69	485,096	2005	2010	0	0	0	9.00	91.00	VALUATION BY STANDARD									
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2019													Heated Area: 3370									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 441,437									
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE 29,965									
Interior Floor	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 190,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 661,402									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 267,980									
Bedrooms		4 100														ASSESSED VALUE 393,422									
Bathrooms		3 100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 343,422									
Stories	1.5	1.5 100														TOTAL JUST VALUE 661,402									
Units	00	0 100														NCON VALUE 0									
Occupancy	00	NONE 100														INCOME VALUE									
																PREVIOUS YEAR MKT VALUE 524,483									
Quality	04	Quality Level 04																							
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																					
BAL	64	15	10	1,153																					
BAS	2,722	100	2,722	313,814																					
FGR	552	55	304	35,048																					
FOP	88	30	26	2,998																					
FOP	210	30	63	7,263																					
FST	102	55	56	6,456																					
FUS	648	100	648	74,706																					
TOTALS			4,386		3,829	441,437																			
EXTRA FEATURES			1786 TOMPKINS LANDING RD, HILLIARD												BLD DATE				LGL DATE		06/16/2023		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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800										
2	0811	CONCRETE B	0 100	30	30	900.00	SF	5.20	5.20	100	2006	2006	3	88	4,118										
3	0811	CONCRETE B	0 100	0	0	998.00	SF	5.20	5.20	100	2015	2015	3	96	4,982										
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	2015	2015	3	74	2,131										
5	0681	POLE SHED	0 100	48	24	1,152.00	SF	15.00	15.00	100	2021	2021	3	98	16,934										