

PT OF NW1/4 OF SEC 33 &
PT OF SW1/4 OF SEC 28
IN OR 2085/920

BLOODWORTH MICHAEL H & JENNY L/BLOODWORTH MICHAEL
392299 PROSPECT LANDING RD
HILLIARD, FL 32046

2023

33-5N-24-0000-0002-0040



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																																																																																									
Exterior Wall	10	ABOVE AVG 70	0900	01	4,048	94.9696	112.78	456,533	2010	2010	0	0	0	6.55	93.45	VALUATION BY STANDARD																																																																																								
Exterior Wall	20	FACE BRICK 30	2 SNGL FAM - 100% - 2017													Heated Area: 3306													HX Base Yr 2017																																																																											
Roof Structure	08	IRREGULAR 100														VALUATION SUMMARY																																																																																								
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:																																																																											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													448,339																																																																											
Interior Floor	12	HARDWOOD 80														TOTAL MARKET OB/XF VALUE													71,531																																																																											
Interior Floor	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET													139,800																																																																											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													659,670																																																																											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													198,140																																																																											
Bedrooms	3	100														ASSESSED VALUE													461,530																																																																											
Bathrooms	2.5	100														TOTAL EXEMPTION VALUE													50,000																																																																											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													411,530																																																																											
Stories	1.5	100	TOTAL JUST VALUE													659,670																																																																																								
Units	0	100	NCON VALUE													0																																																																																								
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													619,091																																																																											
Quality															02 Quality Level 02																																																																																									
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	2,833	100	2,833	298,578																																																																																																				
FGR	888	55	488	51,432																																																																																																				
FOP	150	30	45	4,743																																																																																																				
FOP	209	30	63	6,640																																																																																																				
FSP	336	40	134	14,123																																																																																																				
FUS	473	100	473	49,851																																																																																																				
STP	32	10	3	316																																																																																																				
STP	90	10	9	949																																																																																																				
TOTALS															5,011															4,048															426,630																																																											
EXTRA FEATURES															392299 PROSPECT LANDING RD, HILLIARD															BLD DATE 01/08/2008 JH LGL DATE 06/13/2023 MLU															XF DATE 01/08/2008 JH LAND 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																																																																																							
11	0920	CWALL-WD/M	0	100	0	0	162.00	LF	390.00	390.00	100	2010	2010	3	50	31,590																																																																																								
12	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2010	2010	3	50	180																																																																																								
13	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	50	450																																																																																								
14	0303	FLT DOCK W	0	100	30	12	360.00	SF	26.00	26.00	100	2010	2010	3	64	5,990																																																																																								
15	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	1,000																																																																																								
16	0855	CONC PAVER	0	100	42	0	84.00	SF	10.00	10.00	100	2016	2016	3	97	815																																																																																								
17	0855	CONC PAVER	0	100	42	28	1,176.00	SF	10.00	10.00	100	2016	2016	3	97	11,407																																																																																								
18	0855	CONC PAVER	0	100	0	0	317.00	SF	10.00	10.00	100	2010	2010	3	92	2,916																																																																																								
19	0825	BRICK	0	100	7	5	35.00	SF	12.50	12.50	100	2010	2010	3	98	429																																																																																								
20	0462	ST/AL FNC	0	100	0	0	1,896.00	SF	10.00	10.00	100	2016	2016	3	84	15,926																																																																																								
LAND DESCRIPTION															TOTAL OB/XF 70,703																																																																																									
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	3.00	30,000.00	90,000.00	92,700																																																																																							
2	000115	C	SFR ACRES	100	0005		0.00	0.00	1.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,100																																																																																							
REVIEW DATE 10/29/2018 BY TW															Total Acres: 2.60															Total Land Value: 139,800															Market: 0															Agricultural: 0															Common: 139,800															PRINTED 08/02/2023 BY SYS														

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