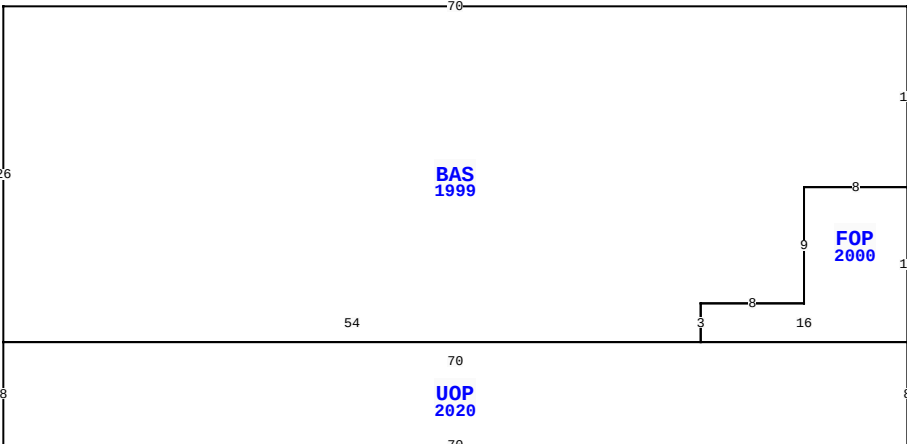


THIGPEN TIMOTHY & WINONA
39150 CRACKER CT
HILLIARD, FL 32046

33-5N-24-166L-0013-0000

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																											
Exterior Wall	30	VINYL 100								0800	02	1,876	128.9200	90.24	169,290	1999	1999	0	0	0	54.00	46.00																											
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 100% - 1997										Heated Area: 1700										HX Base Yr 1997																			
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floor	14	CARPET 80																																															
Interior Floor	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		04	Quality Level 04																																														
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	1,700	100	1,700	70,568																																													
FOP	120	30	36	1,495																																													
UOP	560	25	140	5,812																																													
TOTALS		2,380	1,876	77,873																																													
EXTRA FEATURES										39150 CRACKER CT, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/15/2023 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	0751	UOP	0	100	16	16	256.00	SF	10.00	10.00	100	2001	2001	3	30	768																																	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2001	2001	3	30	1,296																																	
3	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2001	2001	3	82	2,303																																	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000																																	
5	0753	UEP	0	0	0	0	520.00	SF	22.00	22.00	100	2020	2020	3	95	10,868																																	
6	0351	CARPORT MT	0	100	36	20	720.00	SF	6.90	6.90	100	2020	2020	3	93	4,620																																	
LAND DESCRIPTION																		TOTAL OB/XF 25,855																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0005		0.00	0.00	1.00	AC		1.00	1.00	1.80	30,000.00	54,000.00	54,000																																
2	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.80	30,000.00	54,000.00	54,000																																
3	006000	A	PAST1/HAY	0			0.00	0.00	5.85	AC		1.00	1.00	1.00	440.00	440.00	2,574																																
4	009910	M	MKT. VAL. AG	0			0.00	0.00	5.85	AC		1.00	1.00	1.80	19,000.00	34,200.00	200,070																																
REVIEW DATE		07/02/2020		BY	TW		Total Acres: 7.85		Total Land Value: 110,574		Market: 200,070		Agricultural: 2,574		Common: 108,000		PRINTED 08/02/2023 BY SYS																																