

LOT 6
TAYLOR ESTATES PB 8/39 &
PT OF SEC 34-2N-23E

VALENTI NICHOLAS & TRACY
19971 COUNTY RD 121
HILLIARD, FL 32046

2023

34-2N-23-2005-0006-0000



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 1 6																										
Exterior Wall	20	FACE BRICK 100	0900	01	3,738	93.3660	110.87	414,432	2007	2007	0	0	0	11.25	88.75	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 3186													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	11	CLAY TILE 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
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	3,186	100	3,186	313,493																																					
FGR	621	55	342	33,652																																					
FOP	300	30	90	8,855																																					
FOP	400	30	120	11,807																																					
TOTALS			4,507		3,738	367,808																																			
EXTRA FEATURES			19971 CR 121, HILLIARD																																						
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	5,593.00	SF	4.00	4.00	100	2007	2007	3	89	19,911																									
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	22.50	22.50	100	2007	2007	3	35	1,103																									
3	0300	BOAT DCK W	0	100	14	14	196.00	SF	40.00	40.00	100	2010	2010	3	64	5,018																									
4	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	2010	2010	3	50	980																									
LAND DESCRIPTION			TOTAL OB/XF														27,012																								
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000000	C	VAC RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000																								
REVIEW DATE 09/22/2022 BY WWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																									