

PT OF LOT 16
IN OR 2414/1853 (TRACT 9)
VIRGINIA COLONY PB 0/38

RUSSELL CHARLES & KEELEY
2855 KURRY LN
HILLIARD, FL 32046

2023

34-3N-23-2040-0016-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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		
BUD8 Adjustme	04	DIST 01 100		
Quality	03	Quality Level 03		
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	1,428	100	1,428	50,153
FOP	12	30	4	140
TOTALS	1,440		1,432	50,293

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,432	122.8000	79.82	114,302	1973	1998	0	0	56.00	44.00
1 M/H 93- - 100% - 2021				Heated Area: 1428				HX Base Yr 2021			
24 BAS 1993 FOP 1993 17											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023

MLU