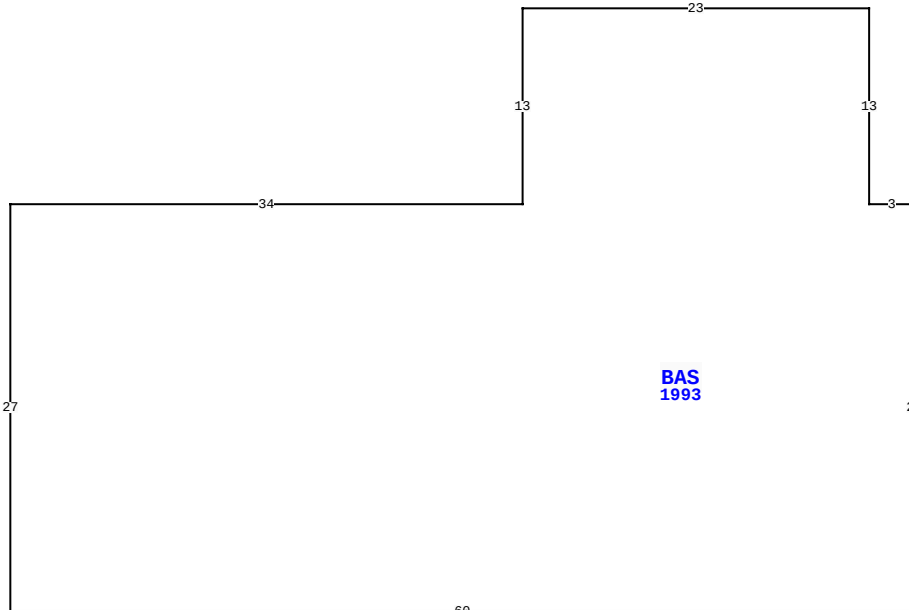


LINDER TRENTON J & TRACY A
18124 LINDER LANE
HILLIARD, FL 32046

2023



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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	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0820	02	1,919	116.0000	75.40	144,693	1993	1993		0	0	70.00	30.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 2001										Heated Area: 1919										HX Base Yr 2001									
Roof Cover		01	MINIMUM 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										43,408									
Interior Floo		14	CARPET 100												TOTAL MARKET OB/XF VALUE										24,669									
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										212,000									
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										130,107									
Bedrooms			3 100												SOH/AGL Deduction										47,653									
Bathrooms			2 100												ASSESSED VALUE										82,454									
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB 25,000									
Stories		1.	1. 100												BASE TAXABLE VALUE										57,454									
Units			0 100												TOTAL JUST VALUE										280,077									
Quality		03	Quality Level 03		NCON VALUE										0																			
DOR CODE		5000	IMPROVED AG		INCOME VALUE																													
MAP NUM			MKT AREA		09		PREVIOUS YEAR MKT VALUE										102,497																	
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,919	100	1,919	43,408																														
TOTALS		1,919		1,919	43,408																													
EXTRA FEATURES					18124 LINDER LN, HILLIARD										BLD DATE				LGL DATE		06/13/2023		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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																			
2	0350	CARPORT WD	0 100	24	36	864.00	SF	13.00	13.00	100	1996	1996	3	20	2,246																			
3	0681	POLE SHED	0 100	13	36	468.00	SF	15.00	15.00	100	1998	1998	3	27	1,895																			
4	0681	POLE SHED	0 100	14	36	504.00	SF	15.00	15.00	100	1998	1998	3	27	2,041																			
5	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	1998	1998	3	20	72																			
6	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256																			
7	0752	USP	0 100	14	16	224.00	SF	15.00	15.00	100	1998	1998	3	27	907																			
8	0810	CONCRETE A	0 100	3	31	93.00	SF	6.50	6.50	100	1998	1998	3	77	465																			
9	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576																			
10	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																			
LAND DESCRIPTION										TOTAL OB/XF										17,118														
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																	
2	005700	A	TIMBER 4 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680																	
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350																	
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000																	
5	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																	
REVIEW DATE		04/28/2020		BY	TW		Total Acres: 10.00			Total Land Value: 62,030			Market: 152,000			Agricultural: 2,030			Common: 60,000			PRINTED 08/02/2023 BY SYS												

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