

IN OR 2439/1866
ESMT IN OR 740/572

ALDERMAN VIRGINIA LOUISE/ALDERMAN BRENDA ALISA ET
58067 ALDERMAN LANE
HILLIARD, FL 32046

2023

35-4N-25-0000-0009-0040



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	05	AVERAGE 100								0100	01	970	105.8400	95.52	92,654	1976	1983	0	0	0	17.00	83.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 970										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	01	NONE 100																																					
Heating Type	02	CONVECTION 100																																					
Bedrooms	3	100																																					
Bathrooms	1	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM										MKT AREA		05																											
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	640	100	640	50,740																																			
BAS	150	100	150	11,892																																			
BAS	180	100	180	14,271																																			
TOTALS		970	970	76,903																																			
EXTRA FEATURES										58067 ALDERMAN LN, 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1976	1976	3	20	384																							
2	0351	CARPORT MT	0	0	12	20	240.00	SF	5.90	5.90	100	1995	1995	3	20	283																							
3	0911	SCRN RM A	0	0	10	16	160.00	SF	17.50	17.50	100	1995	1995	3	20	560																							
LAND DESCRIPTION										TOTAL OB/XF										1,227																			
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	000100	C	SFR	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
REVIEW DATE 09/13/2016 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																							