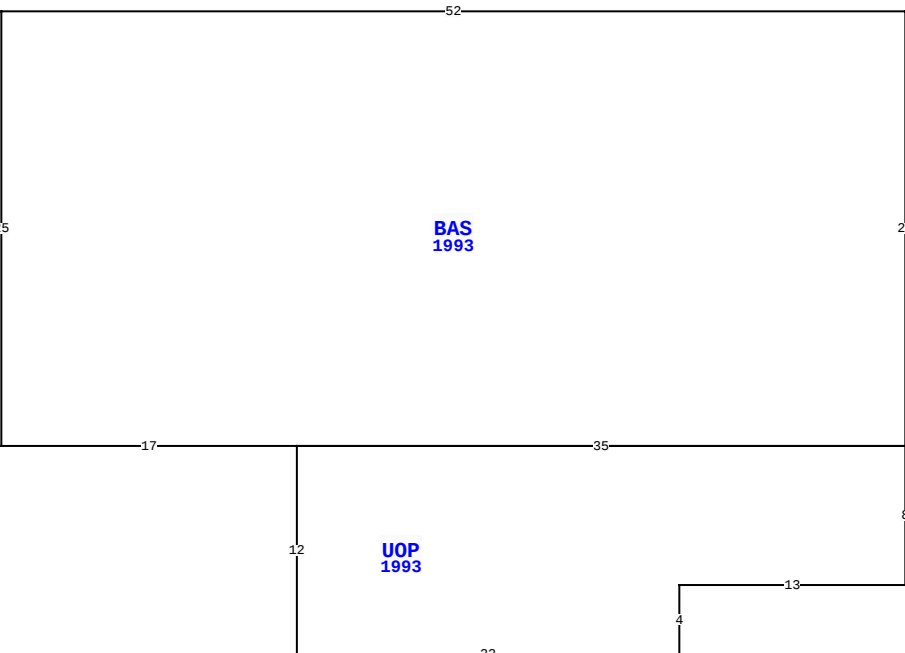


TIMMONS ANITA N
571563 LESSIE ROAD
HILLIARD, FL 32046

35-4N-25-0000-0009-0090

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								0820	02	1,392	123.2000	80.08	111,471	1989	1989	0	0	70.00	30.00	VALUATION BY								STANDARD													
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 1994										Heated Area: 1300										HX Base Yr 1994													
Roof Cover	12	MODULAR MT 100																												Tax Group: 4										Tax Dist:			
Interior Wall	04	PLYWOOD 100																		BUILDING MARKET VALUE										33,441													
Interior Floo	14	CARPET 80																		TOTAL MARKET OB/XF VALUE										3,036													
Interior Floo	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET										35,000													
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										71,477													
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										44,022													
Bedrooms		3 100																		ASSESSED VALUE										27,455													
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										25,000													
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										2,455													
Stories	1.	1. 100																												TOTAL JUST VALUE				71,477									
Units		0 100																		NCON VALUE				0																			
																				INCOME VALUE																							
																				PREVIOUS YEAR MKT VALUE				60,456																			