

JONES DOUGLAS Z
7109 WOODED VILLAGE LN
ORLANDO, FL 32835

2023

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		20	FACE BRICK 100							0100	01	1,796	122.1000	110.20	197,919	1987	1987	0	0	0	25.25	74.75	STANDARD												
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0														Heated Area: 1337						HX Base Yr					
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE						147,944					
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE						14,014					
Interior Floor		14	CARPET 100																					TOTAL LAND VALUE - MARKET						425,000					
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE						222,125					
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction						24,733					
Bedrooms			2 100																					ASSESSED VALUE						197,392					
Bathrooms			2 100																					TOTAL EXEMPTION VALUE						0					
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE						197,392					
Stories		1.	1. 100																					TOTAL JUST VALUE						586,958					
Units			0 100																					NCON VALUE						0					
BUD8 Adjustme		04	DIST 01 100							INCOME VALUE						PREVIOUS YEAR MKT VALUE						171,596													
Occupancy		00	NONE 100																																
Quality		05	Quality Level 05																																
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	1,337	100	1,337	110,134																															
FOP	16	30	5	412																															
FST	825	55	454	37,398																															
TOTALS		2,178		1,796	147,944																														
EXTRA FEATURES					361293 M SIKES RD, CALLAHAN																														
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	0810	CONCRETE A	0	0	9 18	162.00	SF	6.50	6.50	100	1987	1987	3	54.5	574																				
3	0500	FP-PRE FAB	0	0	0 0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																				
7	0202	BARN WD 30	0	0	60 60	3,600.00	SF	15.00	15.00	100	1980	1980	3	20	10,800																				
8	0749	M/H STORG	0	0	0 0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	20	400																				
LAND DESCRIPTION																																			
TOTAL OB/XF 14,014																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																		
2	005500	A	TIMBER 2 SI	0			0.00	0.00	45.94	AC		1.00	1.00	1.00	550.00	550.00	25,267																		
3	005902	A	HARDWOOD SI	0			0.00	0.00	28.00	AC		1.00	1.00	1.00	175.00	175.00	4,900																		
4	009910	M	MKT.VAL.AG	0			0.00	0.00	79.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,000																		
REVIEW DATE 05/29/2020 BY TWA Total Acres: 74.94 Total Land Value: 60,167 Market: 395,000 Agricultural: 30,167 Common: 30,000 PRINTED 08/02/2023 BY SYS																																			