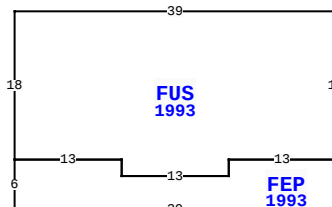


CREEL RENATE
PO BOX 965
HILLIARD, FL 32046-0965

37-3N-23-2070-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 90								0100	01	2,896	117.0723	105.66	305,991	1989	2004	0	0	13.05	86.95	VALUATION BY								STANDARD									
Exterior Wall	12	CEDAR 10								1 SINGLE FAM - 100% - 0										Heated Area: 2204										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.5	1.5 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		06	Quality Level 06																																				
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	1,476	100	1,476	135,602																																			
FEP	208	80	166	15,251																																			
FGR	920	55	506	46,487																																			
FOP	60	30	18	1,654																																			
FUS	728	100	728	66,882																																			
PTO	40	5	2	183																																			
TOTALS		3,432		2,896	266,059																																		
EXTRA FEATURES										31410 CR 121, 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	0510	GARAGE WD-	0 100	28	36	1,008.00		SF	35.00	35.00	100	1983	1983	3	20	7,056																							
2	0940	SHEDS/PORT	0 100	24	12	288.00		SF	18.30	18.30	100	1977	1977	3	20	1,054																							
3	0351	CARPORT MT	0 100	18	23	414.00		SF	10.00	10.00	100	1977	1977	3	20	828																							
4	0510	GARAGE WD-	0 100	12	24	288.00		SF	35.00	35.00	100	1983	1983	3	20	2,016																							
5	0811	CONCRETE B	0 100	28	18	504.00		SF	5.20	5.20	100	1988	1988	3	57	1,494																							
6	0811	CONCRETE B	0 100	0	0	220.00		SF	5.20	5.20	100	1989	1989	3	59.5	681																							
7	0504	FP-ELECTRI	0 100	0	0	1.00		UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360																							
TOTAL OB/XF																		14,489																					
LAND DESCRIPTION																																							
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	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																						
2	005600	A	TIMBER 3 SI	0			0.00	0.00	12.97	AC		1.00	1.00	1.00	410.00	410.00	5,318																						
3	009910	M	MKT. VAL. AG	0			0.00	0.00	12.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	103,760																						
REVIEW DATE 05/05/2022 BY TWA Total Acres: 14.97 Total Land Value: 65,318 Market: 103,760 Agricultural: 5,318 Common: 60,000 PRINTED 08/02/2023 BY SYS																																							

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