

BLOCK 1 LOTS 13 & 14 & BLOCK 2
LOTS 8-12 & BLOCK 4 LOTS 1 & 2
IN OR 701/705 &

RITSMA VIVIAN I L/E/
29227 ST MARYS CIRCLE
HILLIARD, FL 32046

2023

41-4N-23-2100-0001-0130



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	PAGE 1 of 2														
Exterior Wall	20	FACE BRICK 50	0900	01	3,481	89.0100	105.70	367,942	1979	1987	0	0	20.63	79.37	VALUATION BY														
Exterior Wall	30	VINYL 50	1 SNGL FAM - 100% - 1995												Heated Area: 2784														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 1995														
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 90																											
Interior Wall	04	PLYWOOD 10																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		01	Quality Level 01													STANDARD													
DOR CODE		0100	SINGLE FAMILY													Tax Group: 4													
MAP NUM			MKT AREA													Tax Dist:													
NEIGHBORHOOD/LOC		9004.00														BUILDING MARKET VALUE													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											TOTAL MARKET OB/XF VALUE														
BAS	1,943	100	1,943	163,006											TOTAL LAND VALUE - MARKET														
DCK	434	10	43	3,607											TOTAL MARKET VALUE														
FGR	406	55	223	18,708											SOH/AGL Deduction														
FOP	477	30	143	11,997											ASSESSED VALUE														
FUS	841	100	841	70,555											TOTAL EXEMPTION VALUE														
PTO	671	5	34	2,853											HX HB														
UOP	348	20	70	5,873											BASE TAXABLE VALUE														
USP	612	30	184	15,437											TOTAL JUST VALUE														
TOTALS				5,732	3,481	292,036											NCON VALUE												
EXTRA FEATURES														INCOME VALUE															
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	PREVIOUS YEAR MKT VALUE												
1	0300	BOAT DCK W	0 100	24	12	288.00	SF	40.00	40.00	100	1995	1995	3	24	2,765														
4	0300	BOAT DCK W	0 100	50	4	200.00	SF	40.00	40.00	100	2000	2000	3	29	2,320														
5	0350	CARPORT WD	0 100	24	15	360.00	SF	9.36	9.36	100	2006	2006	3	31	1,045														
6	0811	CONCRETE B	0 100	35	25	875.00	SF	5.20	5.20	100	2000	2000	3	80	3,640														
7	0811	CONCRETE B	0 100	48	14	672.00	SF	5.20	5.20	100	1990	1990	3	62	2,167														
8	0351	CARPORT MT	0 100	50	18	900.00	SF	10.00	10.00	100	2014	2014	3	70	6,300														
9	0811	CONCRETE B	0 100	42	12	504.00	SF	5.20	5.20	100	2016	2016	3	97	2,542														
TOTAL OB/XF																	20,779												
LAND DESCRIPTION																	OTHER ADJUSTMENTS AND NOTES												
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000132	C	SFR RIVER	100	0005	RS-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	60,000.00	60,000.00	120,000												
2	000115	C	SFR ACRES	100	0005		0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000												
REVIEW DATE 08/10/2021 BY TWX Total Acres: 3.50 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS																													

**RITSMA VIVIAN I L/E/
29227 ST MARYS CIRCLE
HILLIARD, FL 32046**

41-4N-23-2100-0001-0130

[illegible]