

BLOCK 4 LOT 7
IN OR 2175/1017
ST MARYS HIGHLANDS PB 5/12-13

REWIS BILLY C
29131 ST MARYS CIRCLE
HILLIARD, FL 32046

2023

41-4N-23-2100-0004-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	20	FACE BRICK 100	0100	01	2,537	120.3360	108.60	275,518	1966	1966	0	0	0	36.80	63.20	Tax Group: 4	Tax Dist:												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 2127					HX Base Yr											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					174,127											
Interior Wall	04	PLYWOOD 50											TOTAL MARKET OB/XF VALUE					3,674											
Interior Wall	05	DRYWALL 50											TOTAL LAND VALUE - MARKET					80,000											
Interior Floo	14	CARPET 90											TOTAL MARKET VALUE					257,801											
Interior Floo	08	SHT VINYL 10											SOH/AGL Deduction					61,254											
Air Condition	03	CENTRAL 100											ASSESSED VALUE					196,547											
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					0											
Bedrooms	3	100											BASE TAXABLE VALUE					196,547											
Bathrooms	2.5	100											TOTAL JUST VALUE					257,801											
Frame	02	WOOD FRAME 100											NCON VALUE					0											
Stories	2.	100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE					228,535																					
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			06			Quality Level 06																							
DOR CODE			0100			SINGLE FAMILY																							
MAP NUM						MKT AREA			09																				
NEIGHBORHOOD/LOC			9004.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	899	100	899	61,703																									
BAS	1,228	100	1,228	84,284																									
FGR	570	55	314	21,551																									
FOP	168	30	50	3,432																									
FOP	155	30	46	3,157																									
TOTALS			3,020			2,537			174,127																				
EXTRA FEATURES			29131 ST MARYS CIR, 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	0812	CONCRETE C	0	0	0	0	1,033.00	SF	4.00	4.00	100	1966	1966	3	20	826													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1966	1966	3	29	1,015													
4	0752	USP	0	0	20	14	280.00	SF	15.00	15.00	100	1985	1985	3	20	840													
5	1242	WD DECK A	0	0	19	10	190.00	SF	15.00	15.00	100	1990	1990	3	20	570													
6	1242	WD DECK A	0	0	13	9	117.00	SF	15.00	15.00	100	1990	1990	3	20	351													
7	1242	WD DECK A	0	0	24	3	72.00	SF	5.00	5.00	100	1990	1990	3	20	72													
TOTAL OB/XF 3,674																													
LAND DESCRIPTION																													
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												
1	000132	C	SFR RIVER	0	0005	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE 10/27/2017 BY TWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													