

BLOCK 5 LOTS 5 & 6
IN OR 997/694
ST MARYS HIGHLANDS PB 5/12-13

LIPSETT CAROLYN B & PHILLIP M
29306 ST MARYS CIRCLE
HILLIARD, FL 32046

2023

41-4N-23-2100-0005-0050



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 90	0900	01	2,384	104.9237	124.60	297,046	1964	1985	0	0	0	25.37	74.63	STANDARD													
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2002													Heated Area: 1652 HX Base Yr 2002													
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	10	TERRAZZO 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.	1. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	02	Quality Level 02																											
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	1,652	100	1,652	153,618																									
FEP	216	80	173	16,087																									
FGR	896	55	493	45,844																									
FST	120	55	66	6,138																									
TOTALS	2,884		2,384	221,685																									
EXTRA FEATURES			29306 ST MARYS CIR, HILLIARD																										
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES												
1	0812	CONCRETE C	0	100	0	0	1,260.00	SF	4.00	4.00	100	1980	1980	3	35	1,764													
3	0510	GARAGE WD-	0	100	25	18	450.00	SF	61.25	61.25	100	2016	2016	3	84	23,153													
4	0810	CONCRETE A	0	100	25	12	300.00	SF	6.50	6.50	100	2016	2016	3	97	1,892													
5	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2018	2018	3	95	2,918													
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285													
7	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2018	2018	3	90	34,425													
8	0855	CONC PAVER	0	100	0	0	1,310.00	SF	10.00	10.00	100	2018	2018	3	98	12,838													
9	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2016	2016	3	78	2,246													
10	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2016	2016	3	78	2,246													
12	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2021	2021	3	97	4,268													
LAND DESCRIPTION			TOTAL OB/IF													86,035													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	100	0005	RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000												
REVIEW DATE 03/29/2021 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													

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