

WRIGHT RANDALL & SUSAN
29115 ST MARYS CIRCLE
HILLIARD, FL 32046

41-4N-23-2100-0006-0061

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 20										0100 01 2,545 105.5040 95.22 242,335 1981 2000 0 0 16.50 83.50										VALUATION BY STANDARD									
Roof Structur 03										2 SINGLE FAM - 100% - 2001 Heated Area: 2520 HX Base Yr 2001										Tax Group: 4 Tax Dist:									
Roof Cover 05																				BUILDING MARKET VALUE 202,350									
Interior Wall 03																				TOTAL MARKET OB/XF VALUE 5,959									
Interior Floo 14																				TOTAL LAND VALUE - MARKET 30,000									
Interior Floo 11																				TOTAL MARKET VALUE 238,309									
Air Condition 03																				SOH/AGL Deduction 103,835									
Heating Type 04																				ASSESSED VALUE 134,474									
Bedrooms										3 100										TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms										2 100										BASE TAXABLE VALUE 84,474									
Frame										02 WOOD FRAME 100										TOTAL JUST VALUE 238,309									
Stories										1. 1. 100										NCON VALUE 0									
Units										0 100										INCOME VALUE									
Occupancy										00 NONE 100										PREVIOUS YEAR MKT VALUE 201,869									
Quality 03										Quality Level 03																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 09																			
NEIGHBORHOOD/LOC										9004.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS										2,520 100										2,520 200,362									
FOP										84 30										25 1,988									
TOTALS										2,604										2,545 202,350									
EXTRA FEATURES										29115 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										BLD DATE										LGL DATE									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
2 0810 CONCRETE A 0 100 0 0 386.00 SF 6.50 6.50 100 1981 1981 3 38 953																													
3 0810 CONCRETE A 0 100 12 8 96.00 SF 6.50 6.50 100 2000 2000 3 80 499																													
4 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2000 2000 3 85 2,975																													
7 1242 WD DECK A 0 100 0 0 417.00 SF 10.00 10.00 100 1998 1998 3 20 834																													
8 0752 USP 0 100 10 10 100.00 SF 15.00 15.00 100 1995 1995 3 24 360																													
9 0820 WOOD WALK 0 100 0 0 72.00 SF 11.75 11.75 100 1995 1995 3 40 338																													
LAND DESCRIPTION										TOTAL OB/XF 5,959																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 1.00 LT 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
REVIEW DATE 10/27/2017 BY TWX										Total Acres: 0.00										Total Land Value: 30,000									
																				Market: 0									
																				Agricultural: 0									
																				Common: 30,000									
																				PRINTED 08/02/2023 BY SYS									