

PT JOHN DIXON GRANT
SEC 45-4N-23E IN OR 2161/1309
(EX UTIL ESMT IN OR 1861/825)

HAIR KEVIN L & JENNIFER
28402 HAIR LANE
HILLIARD, FL 32046

2023

45-4N-23-0000-00S2-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,680	100
FOP	210	30
FOP	280	30
TOTALS	2,170	1,827

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	132.5950	119.67	218,637	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM - 0% - 0

Heated Area: 1680

HX Base Yr

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall			N/A 100	
Interior Floor		03	CONC FINSH 100	
Air Condition		99	N/A 100	
Heating Type			N/A 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		05	STEEL 100	
Stories		0	0 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		06	Quality Level 06	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,373
UCP	360	20	72	1,438
TOTALS	1,080		792	15,810

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	792	58.1900	20.37	16,133	2020	2020	0	0	2.00	98.00

2 GARAGE RES - 0% - 0

Heated Area: 720

HX Base Yr

24

30

24

30

BAS

2020

15

15

24

24

UCP

2020

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023

ML