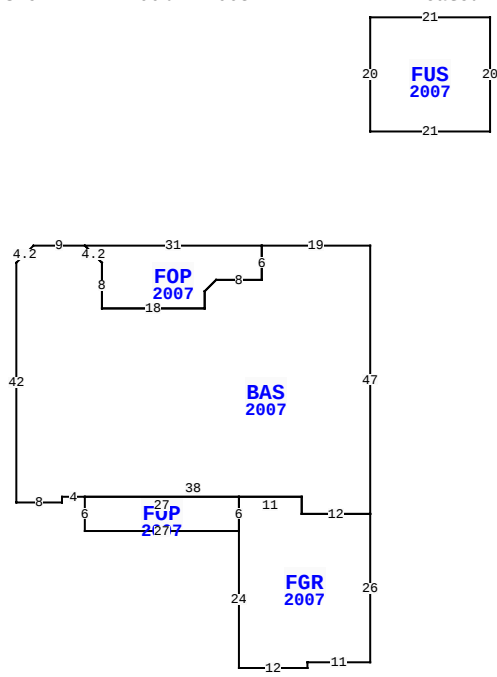


SMILEY MARY L L/E/
25255 CR 121
HILLIARD, FL 32046

03-2N-23-0000-0004-0100

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	VALUATION SUMMARY																					
Exterior Wall	20	FACE BRICK 80	0900	01	3,406	108.1000	135.12	460,219	2007	2007	0	0	11.20	88.80	VALUATION BY																					
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2008												Heated Area: 2923												HX Base Yr 2008									
Roof Structur	08	IRREGULAR 100													Tax Group: 6										Tax Dist:											
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE										408,674											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE										25,814											
Interior Floo	11	CLAY TILE 50													TOTAL LAND VALUE - MARKET										30,000											
Interior Floo	13	LVT/LAMNT 50													TOTAL MARKET VALUE										464,488											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction										237,784											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE										226,704											
Bedrooms	4	100													TOTAL EXEMPTION VALUE										HX HB WX 55,000											
Bathrooms	3	100													BASE TAXABLE VALUE										171,704											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE										464,488											
Stories	2.	2. 100	NCON VALUE										0																							
Units	0	100	INCOME VALUE																																	
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										447,730																							
Quality		03	Quality Level 03																																	
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	2,503	100	2,503	300,326																																
FGR	643	55	354	42,475																																
FOP	162	30	49	5,879																																
FOP	265	30	80	9,599																																
FUS	420	100	420	50,394																																
TOTALS		3,993	3,406	408,674																																
EXTRA FEATURES										25255 CR 121, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185																					
2	0812	CONCRETE C	0 100	0	0	4,487.00	SF	4.00	4.00	100	2007	2007	3	88	15,794																					
3	1127	BRICK 8"	0 100	0	0	35.00	SF	5.50	5.50	100	2007	2007	3	97	187																					
4	0510	GARAGE WD-	0 100	16	16	256.00	SF	35.00	35.00	100	2007	2007	3	48	4,301																					
5	0810	CONCRETE A	0 100	0	0	380.00	SF	6.50	6.50	100	2015	2015	3	95	2,347																					
TOTAL OB/XF 25,814																																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																			
REVIEW DATE 04/13/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																				