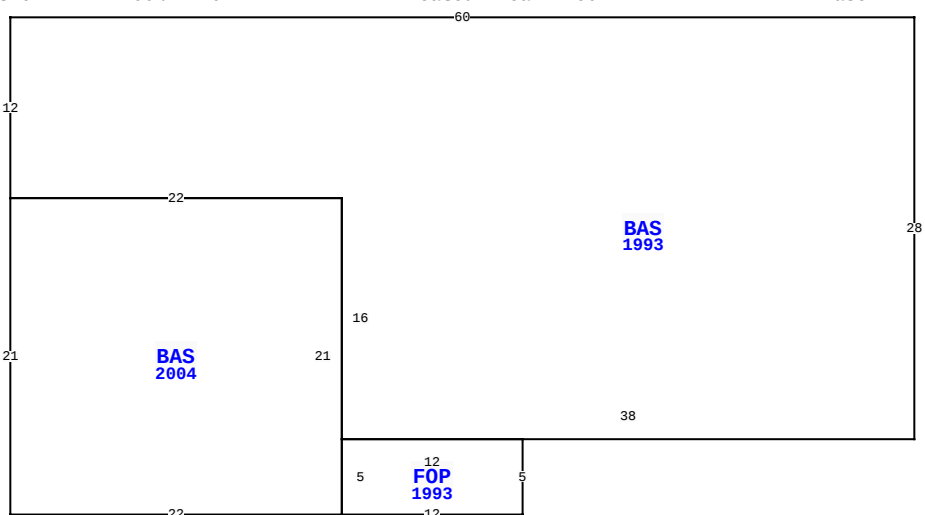


WALKER KAREN N
37424 PINERIDGE ROAD
HILLIARD, FL 32046

03-3N-24-0000-0006-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4						
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	15	CONC BLOCK 70								0900	01	1,808	122.6500	153.31	277,184	1967	2007	0	0	0	9.95	90.05	VALUATION BY					STANDARD									
Exterior Wall	19	COMMON BRK 30								1 SNGL FAM - 100% - 2022												Heated Area: 1790					HX Base Yr 2022										
Roof Structur	03	GABLE/HIP 100																										Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					249,604									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					8,435									
Interior Floo	13	LVT/LAMNT 70																					TOTAL LAND VALUE - MARKET					120,500									
Interior Floo	11	CLAY TILE 30																					TOTAL MARKET VALUE					378,539									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					83,604									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					294,935									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					50,000									
Bathrooms		2 100																					BASE TAXABLE VALUE														