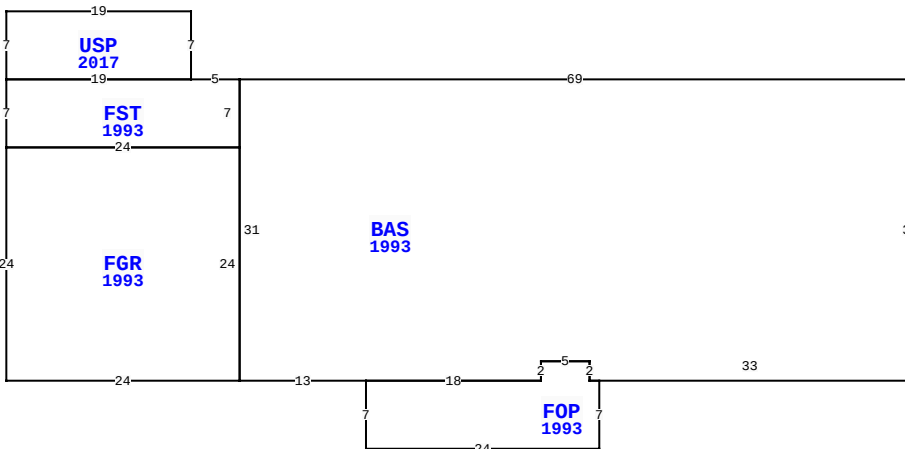


VANZANT JOHN K & SHARON B
552471 US HWY 1
HILLIARD, FL 32046

05-3N-24-2360-0010-0000

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																																	
Exterior Wall	19	COMMON BRK 100								0900	01	2,631	107.1360	133.92	352,344	1977	1982	0	0	30.50	69.50	VALUATION BY								STANDARD																									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 0% - 0										Heated Area: 2129										HX Base Yr										Tax Group: 4								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										244,879																									
Interior Wall	04	PLYWOOD 50																		TOTAL MARKET OB/XF VALUE										33,756																									
Interior Wall	05	DRYWALL 50																		TOTAL LAND VALUE - MARKET										111,000																									
Interior Floo	14	CARPET 100																		TOTAL MARKET VALUE										352,816																									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										90,492																									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										262,324																									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										0																									
Bathrooms		3 100																		BASE TAXABLE VALUE										262,324																									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										389,635																									
Stories	1.	1. 100																		NCON VALUE										0																									
Units	0	0 100								INCOME VALUE																																													
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE										380,387																																			
Occupancy	00	NONE 100																																																					
Quality		01	Quality Level 01																																																				
DOR CODE		5000	IMPROVED AG																																																				
MAP NUM			MKT AREA								09																																												
NEIGHBORHOOD/LOC		9001.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	2,129	100	2,129	198,156																																																			
FGR	576	55	317	29,505																																																			
FOP	178	30	53	4,933																																																			
FST	168	55	92	8,563																																																			
USP	133	30	40	3,723																																																			
TOTALS		3,184	2,631	244,879																																																			
EXTRA FEATURES										552453 US HWY 1, 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	0812	CONCRETE C	0	0	0	0			4.00	100	1980	1980	3	32.5	1,946																																								
2	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1977	1977	3	40	1,400																																								
3	0803	ASPHALT C	0	0	0	0			2.00	100	1980	1980	3	50	3,410																																								
4	0510	GARAGE WD-	0	0	30	20			35.00	100	2017	2017	3	84	17,640																																								
5	0351	CARPORT MT	0	0	60	20			10.00	100	2017	2017	3	78	9,360																																								
LAND DESCRIPTION										TOTAL OB/XF										33,756																																			
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	005000	C	RURAL HOME	0		RM	0.00	0.00	2.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,500																																						
2	005501	A	TIMB2-2 SI	0		RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	545.00	545.00	681																																						
3	009910	M	MKT. VAL. AG	0		RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500																																						
REVIEW DATE 03/20/2024 BY DC Total Acres: 3.70 Total Land Value: 74,181 Market: 37,500 Agricultural: 681 Common: 73,500 PRINTED 08/06/2024 BY SYS																																																							