

ABELL MICHAEL ALLEN
27384 WEST FOURTH AVE
HILLIARD, FL 32046

08-3N-24-2380-0126-0190

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	14		WD SHINGLE 100		0900		MDL	01	2,451		109.2672		136.58		334,758		2015		2015		0		0		4.00		96.00	
Exterior Wall		08	12		IRREGULAR 100		3		SNGL FAM		- 100%		- 0		Heated Area:		2065		HX		Base Yr									
Roof Cover		12	12		MODULAR MT 100		22		UGR		2014		10		DCK		2014		12		15		8		8		14		15	
Interior Wall		05	12		DRYWALL 100		12		BAS		2014		18		FOP		2014		8		8		14		15		15		8	
Interior Floor		12	11		HARDWOOD 70		10		FUS		2014		32																	
Interior Floor		11	00		CLAY TILE 30		00																							
Air Condition		99	00		N/A 100		00																							
Heating Type			00		N/A 100		00																							
Bedrooms			00		3 100		00																							
Bathrooms			00		2.5 100		00																							
Frame		02	00		WOOD FRAME 100		00																							
Stories			00		0 100		00																							
Units			00		0 100		00																							
Occupancy		00	00		NONE 100		00																							
Quality		04	04		Quality Level 04		04																							
DOR CODE		0100	0100		SINGLE FAMILY		0100																							
MAP NUM					MKT AREA		06																							
NEIGHBORHOOD/LOC		6001	6001		00		00																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		1,382	100	1,382	181,204																									
DCK		264	10	26	3,409																									
FOP		296	30	89	11,670																									
FUS		683	100	683	89,553																									
UGR		572	45	257	33,697																									
UOP		70	20	14	1,836																									
TOTALS		3,267		2,451	321,368																									
EXTRA FEATURES		27384 W FOURTH AV, HILLIARD										BLD DATE				LGL DATE														
												XF DATE				LAND DATE														
												INC DATE				AG DATE														
L	OB/XF	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													
N	CODE																													