

L & B LANDS INC
PO BOX 878
HILLIARD, FL 32046

08-3N-24-2380-0175-0050

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 BY		STANDARD										
Exterior Wall		20	FACE BRICK 100		01	1,873	110.6420	105.11	196,871	2005	2005		0		0	13.50	86.50	Tax Group: 3		Tax Dist:									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1613		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		170,293									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		5,834									
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET		30,000									
Interior Floo		11	CLAY TILE 30															TOTAL MARKET VALUE		206,127									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		7,059									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE		199,068																						
Bedrooms			3 100		TOTAL EXEMPTION VALUE		0																						
Bathrooms			2 100		BASE TAXABLE VALUE		199,068																						
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		206,127																						
Stories		1.	1. 100		NCON VALUE		0																						
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		199,074																						
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		06																								
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,613	100	1,613	146,654																									
FGR	440	55	242	22,003																									
FOP	40	30	12	1,091																									
PTO	120	5	6	546																									
TOTALS		2,213		1,873		170,293																							
EXTRA FEATURES					27033 NEW FRONT ST, HILLIARD										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	1127	BRICK 8"	0	0	0	24.00	SF	5.50	5.50	100	2005	2005	3	96	127														
2	0812	CONCRETE C	0	0	0	1,659.00	SF	4.00	4.00	100	2005	2005	3	86	5,707														