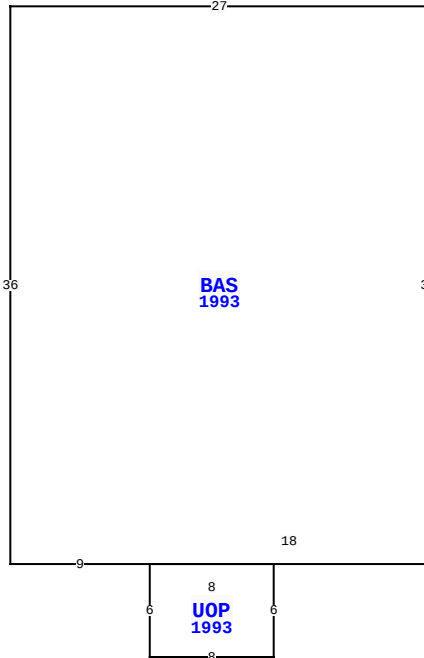
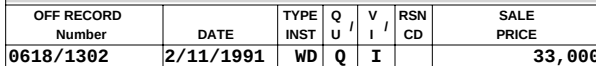


MOLYNEUX CLAYTON E
PO BOX 1536
HILLIARD, FL 32046-1536

08-3N-24-2380-0176-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 1 of 13																			
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	04	SINGLE SID 100								0100	01	982	89.6400	85.16	83,627	1963	1963		0	0	37.50	62.50	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 972										HX Base Yr									
Roof Cover	05	COMP SHNGL 100																										BUILDING MARKET VALUE 52,267											
Interior Wall	03	DRYWALL 100																										TOTAL MARKET OB/XF VALUE 643											
Interior Floor	14	CARPET 80																										TOTAL LAND VALUE - MARKET 52,500											
Interior Floor	08	SHT VINYL 20																										TOTAL MARKET VALUE 105,410											
Air Condition	01	NONE 100																										SOH/AGL Deduction 7,003											
Heating Type	02	CONVECTION 100																										ASSESSED VALUE 98,407											
Bedrooms		2 100																										TOTAL EXEMPTION VALUE 0											
Bathrooms		1 100								BASE TAXABLE VALUE 98,407																													
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE 105,410																													
Stories	1.	1. 100								NCON VALUE 0																													
Units		0 100								INCOME VALUE																													
BUD8 Adjustme	03	DIST HI 100								PREVIOUS YEAR MKT VALUE 103,193																													
Occupancy	00	NONE 100																																					
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	972	100	972	51,735																																			
UOP	48	20	10	533																																			
TOTALS	1,020		982	52,267																																			
EXTRA FEATURES										2717 VIRGINIA ST, 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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	100	1963	1963	3	20	643																								
																		SALES DATA																					
																		GRANTOR: MOODY TAMALLA P																					
																		GRANTEE: MOLYNEUX CLAYTON E																					
																		0579/1155 9/25/1989 WD U I 07 100																					
																		GRANTOR: DIXON QUITMAN																					
																		GRANTEE: MOODY TAMALLA P																					
																		BUILDING NOTES																					
																		BUILDING DIMENSIONS																					
																		BAS=[YR=1993] W27 S36 E9 UOP=[YR=1993] S6 E8 N6 W8\$ E18 N36 \$.																					
																		LAND DESCRIPTION																					
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	000100	C	SFR	0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000																						
2	000100	C	SFR	0	0006	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS																																							