

JOHNS FAMILY REV LIVING TRUST/JOHNS MARILYN D TRUS
3275 SMITH DR
HILLIARD, FL 32046

10-2N-23-0000-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
Exterior Wall		05	AVERAGE 100		0820		02	2,032		115.6000		80.92		164,429		1978		1978		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03	GABLE/HIP 100		1 M/H 93-		- 100%		- 0		Heated Area: 1868		HX Base Yr							Tax Group: 6					Tax Dist:												
Roof Cover		01	MINIMUM 100																										49,329								
Interior Wall		04	PLYWOOD 100																										19,943								
Interior Floo		14	CARPET 90																										331,440								
Interior Floo		08	SHT VINYL 10																										149,301								
Air Condition		03	CENTRAL 100																										56,708								
Heating Type		04	AIR DUCTED 100																										92,593								
Bedrooms			3 100																										92,593								
Bathrooms			2 100																										0								
Frame		02	WOOD FRAME 100																										400,712								
Stories		1.	1. 100																										0								
Units			0 100																										INCOME VALUE								
BUD8 Adjustme		06	DIST 1D 100																										PREVIOUS YEAR MKT VALUE								
																													397,588								
Quality		03	Quality Level 03																																		
DOR CODE		5600	TIMBERLAND 70-79																																		
MAP NUM			MKT AREA																																		
NEIGHBORHOOD/LOC		9001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,436	100	1,436	34,860																																	
BAS	432	100	432	10,487																																	
FOP	164	30	49	1,190																																	
UOP	144	25	36	874																																	
UST	144	55	79	1,918																																	
TOTALS		2,320	2,032	49,329																																	
EXTRA FEATURES					3275 SMITH DR, HILLIARD										BLD DATE					LGL DATE					06/13/2023					MLU							
															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	0810	CONCRETE A	0 100	0	0	212.00	SF	6.50	6.50	100	1990	1990	3	59.5	820																						
2	0681	POLE SHED	0 100	46	24	1,104.00	SF	15.00	15.00	100	1990	1990	3	20	3,312																						
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	21.30	21.30	100	2003	2003	3	21	895																						
4	0681	POLE SHED	0 100	20	11	220.00	SF	15.00	15.00	100	2004	2004	3	36	1,188																						
5	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2004	2004	3	36	1,728																						
6	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																						
7	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																						
LAND DESCRIPTION										TOTAL OB/XF										19,943																	
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	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																				
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	555.00	555.00	4,440																				
3	006700	A	POULTRY	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	605.00	605.00	1,210																				
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	33.30	AC		1.00	1.00	1.00	415.00	415.00	13,820																				
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.94	AC		1.00	1.00	1.00	190.00	190.00	559																				
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	45.24	AC		1.00	1.00	1.00	6,000.00	6,000.00	271,440																				
REVIEW DATE		01/14/2021		BY		WWA		Total Acres: 48.24		Total Land Value: 80,029		Market: 271,440		Agricultural: 20,029		Common: 60,000		PRINTED 08/06/2024 BY SYS																			