

JAX FREEDOM HOME BUYERS LLC
5210 BELFORT RD STE 210
JACKSONVILLE, FL 32256

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		19	COMMON BRK 100		0100	01	1,843	111.6000	106.02	195,395	1962	1962		0	20	40.50	20.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2016										Heated Area: 1509										HX Base Yr 2016														
Roof Cover		03	COMP SHNGL 100		UDU 1993 BAS 1993 FGR 1993 FOP 1993																																		
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms		3	100																																				
Bathrooms		2	100																																				
Frame		03	MASONRY 100																																				
Stories		1.	1. 100																																				
Units		0	100																																				
BUD8 Adjustme		03	DIST HI 100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
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	1,509	100	1,509	31,997																																			
FGR	504	55	277	5,874																																			
FOP	42	30	13	276																																			
UDU	80	55	44	933																																			
TOTALS		2,135		1,843	39,079																																		
EXTRA FEATURES					36107 PINE 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																								