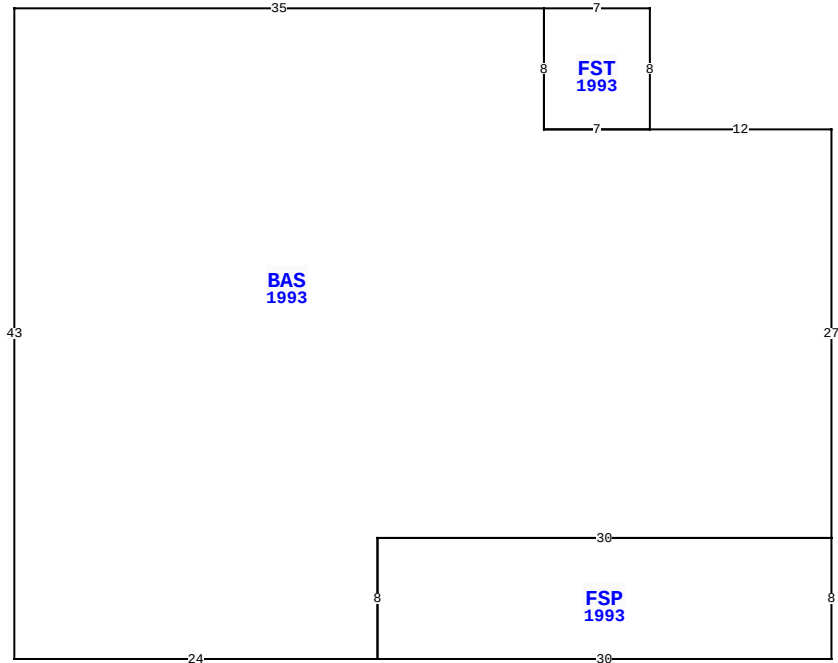


SMITH SUSAN L
PO BOX 272
HILLIARD, FL 32046

20-4N-25-0000-0010-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																								
			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall		06	BD/BATTEN 100		0100	01	2,057	114.2680	108.55	223,287	1957	1967	0	0	0	42.00	58.00												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 1930					HX Base Yr									
Roof Cover		12	MODULAR MT 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		12	HARDWOOD 80																										
Interior Floo		08	SHT VINYL 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
DOR CODE		5902	HARDWOOD SI 60-69																										
MAP NUM			MKT AREA							05																			
NEIGHBORHOOD/LOC		5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,930	100	1,930	121,511																									
FSP	240	40	96	6,044																									
FST	56	55	31	1,952																									
TOTALS		2,226		2,057	129,506																								
EXTRA FEATURES					473876 MIDDLE RD, 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	04/17/2024 DC												
1	0681	POLE SHED	0	0	35	30		1,050.00	SF	15.00	15.00	100	1950	1950	3	20	3,150	04/17/2024 DC											
2	0681	POLE SHED	0	0	0	0		200.00	SF	15.00	15.00	100	1980	1980	3	20	600												
3	0681	POLE SHED	0	0	0	0		150.00	SF	15.00	15.00	100	1980	1980	3	20	450												
4	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628												
5	1242	WD DECK A	0	0	27	6		162.00	SF	10.00	10.00	100	1995	1995	3	20	324												
6	0825	BRICK	0	0	16	4		64.00	SF	8.75	8.75	100	2000	2000	3	94	526												

SMITH SUSAN L
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2024

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		06	BD/BATTEN 100		0100	01	1,066	118.7200	112.78	120,223	1992	1992		0		0	23.25	76.75	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM - 0% - 0										Heated Area: 1008					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		BAS2004 UOP2004															BUILDING MARKET VALUE					280,139									
Interior Wall		06	CUST PANEL 100																	TOTAL MARKET OB/XF VALUE					6,678									
Interior Floo		14	CARPET 100																	TOTAL LAND VALUE - MARKET					272,500									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					373,034									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					41,564									
Bedrooms			1 100		ASSESSED VALUE					331,470																								
Bathrooms			1 100		TOTAL EXEMPTION VALUE					0																								
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE					331,470																								
Stories		1.	1. 100		TOTAL JUST VALUE					559,317																								
Units			0 100		NCON VALUE					0																								
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					553,699																								
Quality		03	Quality Level 03																															
DOR CODE		5902	HARDWOOD SI 60-69																															
MAP NUM			MKT AREA		05																													
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,008	100	1,008	87,251																														
UOP	288	20	58	5,020																														
TOTALS		1,296		1,066	92,271	473876 MIDDLE RD, HILLIARD										BLD DATE				LGL DATE		04/17/2024		DC										
EXTRA FEATURES						XF DATE				INC DATE				LAND DATE		04/17/2024		DC																
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																			

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