

TANNER SHARITA K
4686 RIVER ROAD
HILLIARD, FL 32046

23-2N-23-0000-0001-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6									
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		15	CONC BLOCK 100		0100		01	2,763		101.5680		96.49		266,602		1963		1982		0		0		0		20.50		79.50		VALUATION BY									
Roof Structur		03	GABLE/HIP 100		1		SINGLE FAM - 100% - 1995								Heated Area: 2352																Tax Group: 6		Tax Dist:		STANDARD				
Roof Cover		12	MODULAR MT 100																												BUILDING MARKET VALUE		211,949						
Interior Wall		05	DRYWALL 90																												TOTAL MARKET OB/XF VALUE		44,601						
Interior Wall		04	PLYWOOD 10																												TOTAL LAND VALUE - MARKET		163,000						
Interior Floo		13	LVT/LAMNT 50																												TOTAL MARKET VALUE		289,140						
Interior Floo		14	CARPET 50																												SOH/AGL Deduction		179,953						
Air Condition		03	CENTRAL 100																												ASSESSED VALUE		109,187						
Heating Type		04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE		HX HB WX 55,000						
Bedrooms			3 100																												BASE TAXABLE VALUE		54,187						
Bathrooms			1 100																												TOTAL JUST VALUE		419,550						
Frame		03	MASONRY 100																												NCON VALUE		0						
Stories		1.	1. 100																												INCOME VALUE								
Units			0 100																												PREVIOUS YEAR MKT VALUE		412,785						
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA																														09						
NEIGHBORHOOD/LOC		9003	00																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,680		100		1,680		128,872																															
BAS		672		100		672		51,549																															
FCP		508		25		127		9,742																															
FOP		120		30		36		2,762																															
FST		220		55		121		9,282																															
PTO		168		5		8		614																															
USP		396		30		119		9,128																															
TOTALS		3,764				2,763		211,949																															
EXTRA FEATURES																																							
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		0511		GARAGE CB-		0 100		24 40		960.00		SF		40.00		40.00		100		1963		1963		3		20		7,680											
2		0680		POLE SHED		0 100		12 40		480.00		SF		10.00		10.00		100		1963		1963		3		20		960											
3		0681		POLE SHED		0 100		56 56		3,136.00		SF		15.00		15.00		100		2002		2002		3		30		14,112											
4		0680		POLE SHED		0 100		32 12		384.00		SF		7.50		7.50		100		1990		1990		3		20		576											
5		0202		BARN WD 30		0 0		88 34		2,992.00		SF		15.00		15.00		100		1994		1994		3		20		8,976											
6		0940		SHEDS/PORT		0 100		10 9		90.00		SF		30.00		30.00		100		2007		2007		3		31		837											
7		0681		POLE SHED		0 100		10 8		80.00		SF		15.00		15.00		100		2007		2007		3		48		576											
8		0861		POOL GUNIT		0 100		27 15		405.00		SF		85.00		85.00		100		1995		1995		3		20		6,885											
9		0845		KOOL DECK		0 100		0 0		788.00		SF		7.25		7.25		100		1995		1995		3		70		3,999											