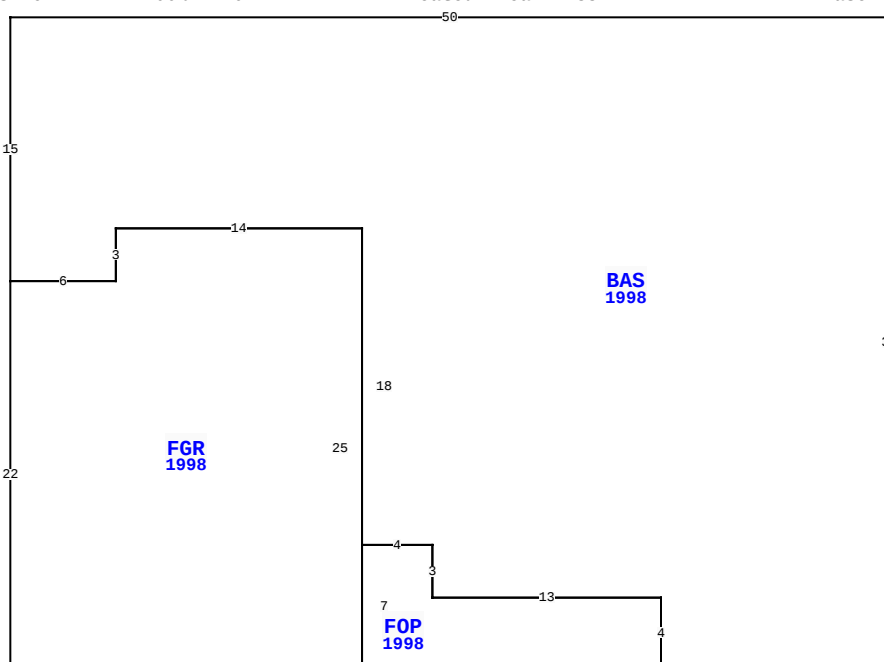


PLATT JUSTIN & KAITLIN
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HILLIARD, FL 32046

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6													
ELEMENT	CD	CONSTRUCTION										VALUATION SUMMARY										VALUATION BY										STANDARD													
Exterior Wall	20	FACE BRICK 100										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	Tax Group: 6					Tax Dist:															
Roof Structur	03	GABLE/HIP 100										0100	01	1,577	129.7032	123.22	194,318	1998	2003	0	0	0	15.00	85.00	BUILDING MARKET VALUE																				
Roof Cover	12	MODULAR MT 100										1 SINGLE FAM - 100% - 2022												Heated Area: 1288					HX Base Yr 2022																
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					185,762																
Interior Floo	14	CARPET 80																						TOTAL MARKET OB/XF VALUE					17,644																
Interior Floo	11	CLAY TILE 20																						TOTAL MARKET VALUE - MARKET					184,230																
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE					387,636																
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction					28,931																
Bedrooms		3 100																						ASSESSED VALUE					358,705																
Bathrooms		2 100																						TOTAL EXEMPTION VALUE					55,000																
Frame	02	WOOD FRAME 100																																											

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