

JANKOVIC DRAGAN & BRANDI LEE
36020 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0112-0000

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		31		HARDIE BRD 90		0900		01		3,464		106.3566		132.95		460,539		2023		2023		0		0		0.00		100.00		VALUATION BY											
Exterior Wall		21		STONE 10		1		SNGL FAM - 0% - 2024								Heated Area: 2958																STANDARD									
Roof Structure		08		IRREGULAR 100																												Tax Group: 4									
Roof Cover		03		COMP SHNGL 100																												Tax Dist:									
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE									
Interior Floo		13		LVT/LAMNT 60																												TOTAL MARKET OB/XF VALUE									
Interior Floo		14		CARPET 40																												TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms				4 100																												ASSESSED VALUE									
Bathrooms				2.5 100																												TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Units				0 100																												NCON VALUE									
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		9016.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,958		100		2,958		393,266																																	
FGR		690		55		380		50,521																																	
FOP		189		30		57		7,578																																	
FOP		230		30		69		9,174																																	
TOTALS		4,067				3,464		460,539																																	
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		0812		CONCRETE C		0 0		0 0		2,003.00		SF		4.00		4.00		100		2024		2023		100		8,012															
2		0600		SUMMER KIT		0 0		0 0		1.00		UT		2,500.00		2,500.00		100		2024		2023		100		2,500															