

PARKS JAMES EDWIN JR & EMILY L
4038 CHARLES GREEN RD
HILLIARD, FL 32046

26-2N-23-0000-0005-0130

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	FUNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	20	FACE BRICK 100		0900	01	2,988	95.00	58	118.76	354,855	1991	1996	0	0	0	20.25	79.75	VALUATION BY			STANDARD							
Roof Structure	08	IRREGULAR 100		1 SNGL FAM - 100% - 2020												Heated Area: 2675			HX Base Yr 2020			Tax Group: 6			Tax Dist:			
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE			282,997									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE			45,749									
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET			112,500									
Interior Floor	11	CLAY TILE 10														TOTAL MARKET VALUE			441,246									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction			122,847									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE			318,399									
Bedrooms		4 100														TOTAL EXEMPTION VALUE			HX HB 50,000									
Bathrooms		3 100														BASE TAXABLE VALUE			268,399									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE			441,246									
Stories	1.	1. 100														NCON VALUE			37,397									
Units	0	0 100		INCOME VALUE																								
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE			392,483																					
Quality		01 Quality Level 01																										
DOR CODE		0100 SINGLE FAMILY																										
MAP NUM				MKT AREA		09																						
NEIGHBORHOOD/LOC		9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,675	100	2,675	253,352																								
FGR	392	55	216	20,457																								
FOP	63	30	19	1,799																								
FSP	196	40	78	7,387																								
TOTALS		3,326		2,988		282,997																						
EXTRA FEATURES					4038 CHARLES GREEN RD, HILLIARD										BLD DATE				LGL DATE	06/16/2023		MLU						
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450													
2	0812	CONCRETE C	0 100	0	0	2,380.00	SF	4.00	4.00	100	1991	1991	3	62	5,902													
3	0681	POLE SHED	1 100	48	53	2,544.00	SF	15.00	15.00	100	2024	2022		98	37,397													
LAND DESCRIPTION																	TOTAL OB/XF 45,749											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	112,500											
REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS																												