

BATTEN JOAN
20857 COUNTY ROAD 121
HILLIARD, FL 32046

2024

27-2N-23-0000-0001-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD									
Exterior Wall		30		VINYL 100		0800		02		1,612		126.2800		94.71		152,673		2003		2008		0		0		38.00		62.00		Tax Group: 6		Tax Dist:							
Roof Structure		03		GABLE/HIP 100		1		M/H 94+		- 100%		- 2004		Heated Area: 1612		HX Base Yr 2004												BUILDING MARKET VALUE		94,657									
Roof Cover		05		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		7,465									
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET		66,900									
Interior Floor		08		SHT VINYL 80																								TOTAL MARKET VALUE		169,022									
Interior Floor		14		CARPET 20																								SOH/AGL Deduction		58,784									
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		110,238									
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 50,000									
Bedrooms				4 100																								BASE TAXABLE VALUE		60,238									
Bathrooms				2 100																								TOTAL JUST VALUE		169,022									
Frame		02		WOOD FRAME 100																								NCON VALUE		3,920									
Stories		1.		1. 100																								INCOME VALUE											
Units				0 100																								PREVIOUS YEAR MKT VALUE		161,681									