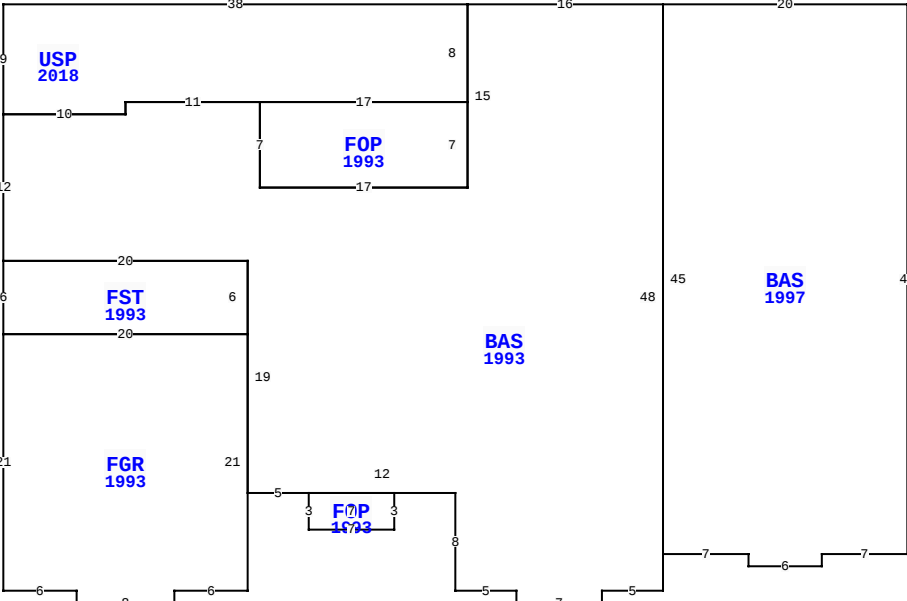


GUTING CHRISTOPHER S & MICHELLE RENEE
19910 JAGUAR DRIVE
HILLIARD, FL 32046

27-2N-23-0000-0005-0030

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		12	CEDAR 100							0100	01	2,833	125.8560		119.56	338,713	1986		1990	0	0	16.50	83.50	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2021										Heated Area: 2396										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										282,825									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										27,044									
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET										110,500									
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE										420,369									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										129,564									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										290,805									
Bedrooms			5 100																	TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			3 100																	BASE TAXABLE VALUE										240,805									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										420,369									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100							INCOME VALUE																													
BUD8 Adjustme		06	DIST 1D 100																	PREVIOUS YEAR MKT VALUE										408,846									
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																	09																			
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOTAL ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,490		100		1,490		148,750																															
BAS		906		100		906		90,448																															
FGR		428		55		235		23,461																															
FOP		21		30		6		599																															
FOP		119		30		36		3,594																															
FST		120		55		66		6,589																															
USP		314		30		94		9,385																															
TOTALS		3,398				2,833		282,825																															
EXTRA FEATURES										19910 JAGUAR DR, HILLIARD										BLD DATE				LGL DATE		06/16/2023		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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	1986	1986	3	60	2,100																				
2	0810	CONCRETE A					0 100	0	0	226.00	SF	6.50	6.50	100	1986	1986	3	49.5	727																				
3	0810	CONCRETE A					0 100	0	0	404.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,562																				
4	0510	GARAGE WD-					0 100	20	24	480.00	SF	35.00	35.00	100	1995	1995	3	23	3,864																				
5	0681	POLE SHED					0 100	24	12	288.00	SF	15.00	15.00	100	2018	2018	3	87	3,758																				
6	0681	POLE SHED					0 100	24	12	288.00	SF	15.00	15.00	100	2018	2018	3	87	3,758																				
7	0680	POLE SHED					0 100	36	36	1,296.00	SF	10.00	10.00	100	2018	2018	3	87	11,275																				
LAND DESCRIPTION										TOTAL OB/XF										27,044																			
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR			100	0005	OR	0.00	0.00	4.42	AC		1.00	1.00	1.00	25,000.00	25,000.00	110,500																				