

GATLIN CHRISTY LLOYD
31349 MAGIC HOLLOW ROAD
HILLIARD, FL 32046

28-4N-23-0000-0004-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		30	VINYL 100		0820		02	1,320	127.2000	89.04	117,533	1986	2000		0	0	54.00	46.00	VALUATION BY										STANDARD										
Roof Structur		03	GABLE/HIP 100		1		M/H 93-		- 0%		- 0		Heated Area: 1248		HX Base Yr		Tax Group: 4										Tax Dist:												
Roof Cover		12	MODULAR MT 100																BUILDING MARKET VALUE										54,065										
Interior Wall		04	PLYWOOD 50																TOTAL MARKET OB/XF VALUE										6,371										
Interior Wall		06	CUST PANEL 50																TOTAL LAND VALUE - MARKET										179,940										
Interior Floo		14	CARPET 60																TOTAL MARKET VALUE										96,756										
Interior Floo		13	LVT/LAMNT 40																SOH/AGL Deduction										19,821										
Air Condition		03	CENTRAL 100																ASSESSED VALUE										76,935										
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										0										
Bedrooms			3 100																BASE TAXABLE VALUE										76,935										
Bathrooms			2 100																TOTAL JUST VALUE										240,376										
Frame		02	WOOD FRAME 100																NCON VALUE										0										
Stories		1.	1. 100																INCOME VALUE																				
Units			0 100																PREVIOUS YEAR MKT VALUE										239,100										
BUD8 Adjustme		04	DIST 01 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA																										09										
NEIGHBORHOOD/LOC		9001	.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,248	100	1,248	51,116																																			
UOP	288	25	72	2,949																																			
TOTALS		1,536		1,320	54,065																																		
EXTRA FEATURES					31658 MAGIC HOLLOW RD, HILLIARD										BLD DATE		09/11/2007		JH	LGL DATE		06/13/2023		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	0940	SHEDS/PORT	0 0	12 12	144.00	SF	21.30	21.30	100	1988	1988	3	20	613																									
2	0680	POLE SHED	0 0	0 0	576.00	SF	10.00	10.00	100	2005	2005	3	40	2,304																									
3	0504	FP-ELECTRI	0 0	0 0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200																									
4	0350	CARPORT WD	0 0	8 7	56.00	SF	13.00	13.00	100	2007	2007	3	31	226																									
5	1242	WD DECK A	0 0	26 10	260.00	SF	10.00	10.00	100	2017	2017	3	78	2,028																									
LAND DESCRIPTION					TOTAL OB/XF										6,371																								
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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.42	AC		1.00	1.00	1.00	190.00	190.00	1,790																						
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	415.00	415.00	830																						
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	21.42	AC		1.00	1.00	1.00	7,000.00	7,000.00	149,940																						
REVIEW DATE		04/28/2020	BY	TWA	Total Acres: 22.42		Total Land Value: 36,320		Market: 149,940		Agricultural: 6,320		Common: 30,000		PRINTED 08/06/2024 BY SYS																								