

MANINGER KATRINA F
473521 MIDDLE RD
HILLIARD, FL 32046

2024

29-4N-25-4210-0001-0030

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		PAGE 1 of 1	
Exterior Wall		19		COMMON BRK 100		0100		01		1,738		138.6000		131.67		228,842		1972		1985		0		0		029.00		71.00		4			
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2002								Heated Area: 1393										HX Base Yr 2002							
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		14		CARPET 60																													
Interior Floo		08		SHT VINYL 40																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units				0 100																													
BUD8 Adjustme		04		DIST 01 100																													
Occupancy		00		NONE 100																													
Quality		05		Quality Level 05																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA				05																									
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,393		100		1,393		130,225																									
FGR		576		55		317		29,635																									
FOP		92		30		28		2,618																									
TOTALS		2,061				1,738		162,478																									
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		0681		POLE SHED		0100		24 23		552.00		SF		15.00		15.00		100		1985		1985		3		20		1,656					
2		0812		CONCRETE C		0100		0 0		1,677.00		SF		4.00		4.00		100		1985		1985											