

JARRETT DONNIE D & JUDY L
18700 JARRETT LN
HILLIARD, FL 32046

33-2N-23-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
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 05 AVERAGE 50										0100 01 2,623 109.0560 103.60 271,743 1978 1978 0 0 25.50 74.50										Tax Group: 6 Tax Dist:									
Exterior Wall 19 COMMON BRK 50										1 SINGLE FAM - 100% - 0 Heated Area: 2052 HX Base Yr										BUILDING MARKET VALUE 202,449									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 27,436									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 382,400									
Interior Wall 04 PLYWOOD 50																				TOTAL MARKET VALUE 300,856									
Interior Wall 05 DRYWALL 50																				SOH/AGL Deduction 128,146									
Interior Floo 13 LVT/LAMNT 90																				ASSESSED VALUE 172,710									
Interior Floo 11 CLAY TILE 10																				TOTAL EXEMPTION VALUE HX HB 50,000									
Air Condition 03 CENTRAL 100																				BASE TAXABLE VALUE 122,710									
Heating Type 04 AIR DUCTED 100																				TOTAL JUST VALUE 612,285									
Bedrooms 03 3 100																				NCON VALUE 0									
Bathrooms 02 1.5 100																				INCOME VALUE									
Frame 02 WOOD FRAME 100																				PREVIOUS YEAR MKT VALUE 603,636									
Stories 2. 2. 100																													
Units 06 0 100																													
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 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 1,092 100 1,092 84,283																													
FOP 320 30 96 7,410																													
FUS 960 100 960 74,095																													
UGR 507 45 228 17,598																													
USP 567 30 170 13,121																													
UST 171 45 77 5,943																													
TOTALS 3,617 2,623 202,449																													
EXTRA FEATURES										18700 JARRETT LN, HILLIARD																			
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 1978 1978 3 42 1,470																													
2 0861 POOL GUNIT 0 100 31 19 589.00 SF 85.00 85.00 100 1989 1989 3 20 10,013																													
3 0845 KOOL DECK 0 100 61 26 995.00 SF 7.25 7.25 100 1989 1989 3 57 4,112																													
4 0681 POLE SHED 0 100 30 10 300.00 SF 11.25 11.25 100 1950 1950 3 20 675																													
5 0510 GARAGE WD- 0 100 24 18 432.00 SF 35.00 35.00 100 1976 1976 3 20 3,024																													
6 0940 SHEDS/PORT 0 0 10 10 100.00 SF 20.10 20.10 100 1975 1975 3 20 402																													
7 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1976 1976 3 38 1,330																													
8 0351 CARPORT MT 0 100 20 20 400.00 SF 6.00 6.00 100 1990 1990 3 20 480																													
9 0351 CARPORT MT 0 100 30 12 360.00 SF 4.00 4.00 100 1991 1991 3 20 288																													
10 0351 CARPORT MT 0 0 40 20 800.00 SF 6.00 6.00 100 1990 1990 3 20 960																													
LAND DESCRIPTION										TOTAL OB/XF 22,754																			
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 100 0007 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 005600 A TIMBER 3 SI 0 OR 0.00 0.00 15.92 AC 1.00 1.00 1.00 415.00 415.00 6,607																													
3 006000 A PAST1/HAY 0 OR 0.00 0.00 1.85 AC 1.00 1.00 1.00 370.00 370.00 684																													
4 005902 A HARDWOOD SI 0 OR 0.00 0.00 47.79 AC 1.00 1.00 1.00 190.00 190.00 9,080																													
5 009910 M MKT. VAL. AG 0 OR 0.00 0.00 65.56 AC 1.00 1.00 1.00 5,000.00 5,000.00 327,800																													
6 000115 C SFR ACRES 100 OR 0.00 0.00 0.82 AC 1.00 1.00 1.00 30,000.00 30,000.00 24,600																													
REVIEW DATE 01/14/2021 BY WWA										Total Acres: 67.38 Total Land Value: 70,971										Market: 327,800 Agricultural: 16,371 Common: 54,600 PRINTED 08/06/2024 BY SYS									

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