

RIGGS NORMAN R & JANICE C
1792 TOMPKINS LANDING RD
HILLIARD, FL 32046

33-4N-23-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																														
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		20	FACE BRICK 100		0900	01	2,452	95.0400	118.80	291,298	2002	2002	0	0	15.75	84.25	Tax Group: 4		Tax Dist:																															
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2003										Heated Area: 1728										HX Base Yr 2003																									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										245,419																									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										28,660																									
Interior Floor		14	CARPET 90												TOTAL LAND VALUE - MARKET										190,000																									
Interior Floor		08	SHT VINYL 10												TOTAL MARKET VALUE										464,079																									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										299,430																									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										164,649																																			
Bedrooms			3 100		TOTAL EXEMPTION VALUE										HX HB										50,000																									
Bathrooms			2 100		BASE TAXABLE VALUE										114,649																																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										464,079																																			
Stories		2.	2. 100		NCON VALUE										0																																			
Units		0	0 100		INCOME VALUE																																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										455,239																																			
Quality		01	Quality Level 01																																															
DOR CODE		0100	SINGLE FAMILY																																															
MAP NUM			MKT AREA		09																																													
NEIGHBORHOOD/LOC		9001.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,728	100	1,728	172,953																																														
FGR	788	55	433	43,338																																														
FOP	36	30	11	1,101																																														
FOP	230	30	69	6,906																																														
FSP	396	40	158	15,814																																														
UST	117	45	53	5,304																																														
TOTALS	3,295		2,452	245,419																																														
EXTRA FEATURES					1792 TOMPKINS LANDING RD, 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	0812	CONCRETE C	0 100	0	0	2,383.00	SF	4.00	4.00	100	2002	2002	3	82	7,816																																			
2	0510	GARAGE WD-	0 100	34	24	816.00	SF	42.00	42.00	100	2002	2002	3	30	10,282																																			
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																																			
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	28.00	28.00	100	2010	2010	3	60	6,720																																			
5	0351	CARPORT MT	0 100	20	14	280.00	SF	6.60	6.60	100	2010	2010	3	45	832																																			
LAND DESCRIPTION																	TOTAL OB/XF																	28,660																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FCT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																										
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																																	
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																																	
REVIEW DATE	10/16/2020	BY	TWA	Total Acres: 10.00		Total Land Value: 190,000		Market: 0		Agricultural: 0		Common: 190,000		PRINTED 08/06/2024 BY SYS																																				