

**FRANZESE MARIE A**  
17326 LILLER ROAD  
HILLIARD, FL 32046

**33-4N-23-2020-0059-0000**

BUILDING CHARACTERISTICS

| ELEMENT          | CD               |                     |              |                      |
|------------------|------------------|---------------------|--------------|----------------------|
| Exterior Wall    | 06               | BD/BATTEN 100       |              |                      |
| Roof Structur    | 03               | GABLE/HIP 100       |              |                      |
| Roof Cover       | 03               | COMP SHNGL 100      |              |                      |
| Interior Wall    | 05               | DRYWALL 100         |              |                      |
| Interior Floo    | 14               | CARPET 70           |              |                      |
| Interior Floo    | 08               | SHT VINYL 30        |              |                      |
| 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          | 01               | Quality Level 01    |              |                      |
| DOR CODE         | 5501             | TIMBER 2-2 SI 80-89 |              |                      |
| MAP NUM          |                  | MKT AREA 09         |              |                      |
| NEIGHBORHOOD/LOC | 9001             | .00                 |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,176            | 100                 | 2,176        | 173,318              |
| FGR              | 471              | 55                  | 259          | 20,629               |
| FOP              | 180              | 30                  | 54           | 4,301                |
| FST              | 233              | 55                  | 128          | 10,195               |
| TOTALS           | 3,060            |                     | 2,617        | 208,444              |

BUILDING CHARACTERISTICS CONSTRUCTION

| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 0900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 01  | 2,617     | 86.4000     | 108.00         | 282,636        | 1983 | 1988 | 0    | 0    | 0 | 26.25 | 73.75  |
| 1 SNGL FAM - 100% - 0 Heated Area: 2176 HX Base Yr                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |           |             |                |                |      |      |      |      |   |       |        |
| <p>The floor plan shows a main rectangular building footprint labeled 'BAS 1993' with overall dimensions of 68 by 32. Attached to the right side is a smaller section labeled 'FGR 1993' with dimensions of 22 by 21. Below the main footprint is another section labeled 'FOP 1993' with dimensions of 18 by 10. A small protrusion on the top right of the main footprint is labeled 'FST 1993' with dimensions of 11 by 3. Various other dimensions are noted around the perimeter and between sections.</p> |     |           |             |                |                |      |      |      |      |   |       |        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 0900 | 01  | 2,617     | 86.4000     | 108.00         | 282,636        | 1983 | 1988 | 0    | 0    | 0 | 26.25 | 73.75  |

NASSAU COUNTY PROPERTY

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| VALUATION BY              |  | STANDARD        |  |
|---------------------------|--|-----------------|--|
| Tax Group: 4              |  | Tax Dist:       |  |
| BUILDING MARKET VALUE     |  | 208,444         |  |
| TOTAL MARKET OB/XF VALUE  |  | 1,008           |  |
| TOTAL LAND VALUE - MARKET |  | 201,000         |  |
| TOTAL MARKET VALUE        |  | 244,357         |  |
| SOH/AGL Deduction         |  | 120,884         |  |
| ASSESSED VALUE            |  | 123,473         |  |
| TOTAL EXEMPTION VALUE     |  | WX HX HB 55,000 |  |
| BASE TAXABLE VALUE        |  | 68,473          |  |
| TOTAL JUST VALUE          |  | 410,452         |  |
| NCON VALUE                |  | 0               |  |
| INCOME VALUE              |  |                 |  |
| PREVIOUS YEAR MKT VALUE   |  | 402,085         |  |

SALES DATA

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 0611/0854         | 11/05/1990 | WD        | Q   | I   |        | 110,000    |

GRANTOR: PARSONS JOSEPH P & L  
GRANTEE: FRANZESE ANTHONY &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W22 BAS=[YR=1993] W68 S32 E42 FOP=[YR=1993] S10 E18 N10 W18 \$ E26 FGR=[YR=1993] E22 N21 W9 N3 W3 S3 W10 S21 \$ N32 \$ S11 E10 N3 E3 S3 E9 N11 \$.

LAND DESCRIPTION

| 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 | 0005 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 30,000     |                             |      |         |      |     |    |        |
| 2   | 005501   | A   | TIMB2-2 SI           | 0   |      | OR       | 0.00  | 0.00  | 9.00        | AC        |     | 1.00      | 1.00   | 1.00    | 545.00     | 545.00         | 4,905      |                             |      |         |      |     |    |        |
| 3   | 009910   | M   | MKT.VAL.AG           | 0   |      | OR       | 0.00  | 0.00  | 9.00        | AC        |     | 1.00      | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 171,000    |                             |      |         |      |     |    |        |

TOTAL OB/XF

1,008

|             |            |    |     |              |       |                   |        |         |         |               |       |         |        |                           |
|-------------|------------|----|-----|--------------|-------|-------------------|--------|---------|---------|---------------|-------|---------|--------|---------------------------|
| REVIEW DATE | 10/20/2020 | BY | TWX | Total Acres: | 10.00 | Total Land Value: | 34,905 | Market: | 171,000 | Agricultural: | 4,905 | Common: | 30,000 | PRINTED 08/06/2024 BY SYS |
|-------------|------------|----|-----|--------------|-------|-------------------|--------|---------|---------|---------------|-------|---------|--------|---------------------------|