

ANDERSON JOHN E JR & CINDY M
39126 SILVER TRAIL
HILLIARD, FL 32046

40-4N-24-1661-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4															
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		0800		02		1,782		150.8000		113.10		201,544		2002		2002		0		0		0 50.00		50.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 100% - 2004								Heated Area: 1782										HX Base Yr 2004		Tax Group: 4										Tax Dist:											
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE										100,772									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										32,760									
Interior Floo		08		SHT VINYL 50																										TOTAL LAND VALUE - MARKET										210,450									
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE										167,416									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										88,460									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										78,956									
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										50,000									
Bathrooms				2 100																										BASE TAXABLE VALUE										28,956									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										343,982									
Stories		1.		1. 100																										NCON VALUE										0									
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										342,286									
Quality		06		Quality Level 06																																													
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		1,782		100		1,782		100,772																																									
TOTALS		1,782				1,782		100,772																																									
EXTRA FEATURES																																																	
BLD DATE																																																	
XF DATE																																																	
INC DATE																																																	
LGL DATE																																																	
LAND DATE																																																	
AG DATE																																																	
06/13/2023																																								MLU									
BUILDING NOTES																																																	
BUILDING DIMENSIONS																																																	
BAS=[YR=2003] W66 S27 E66 N27S .																																																	
REVIEW DATE		06/15/2020		BY		TWA		Total Acres: 13.03		Total Land Value: 33,884		Market: 180,450		Agricultural: 3,884		Common: 30,000		PRINTED 08/06/2024 BY SYS																															