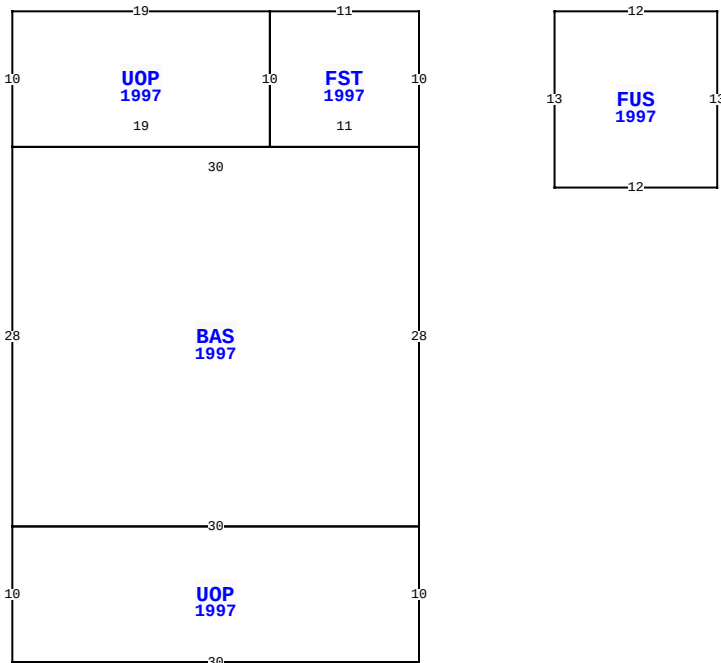


RODEFFER JOE D
27222 WEST TENTH AVE
HILLIARD, FL 32046

08-3N-24-2380-0198-0130

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		12	CEDAR 100		0100	01	1,154	153.2124	153.21	176,804	1997	1997	0	0	0	13.50	86.50	Tax Group: 3		Tax Dist:														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 996										HX Base Yr 2024									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										152,935									
Interior Wall		06	CUST PANEL 100												TOTAL MARKET OB/XF VALUE										4,386									
Interior Floo		12	HARDWOOD 70												TOTAL LAND VALUE - MARKET										61,250									
Interior Floo		11	CLAY TILE 30												TOTAL MARKET VALUE										218,571									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										49,444									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										169,127																			
Bedrooms			2 100		TOTAL EXEMPTION VALUE										HX HB		50,722																	
Bathrooms			1 100		BASE TAXABLE VALUE										118,405																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										218,571																			
Stories		1.5	1.5 100		NCON VALUE										0																			
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										203,133																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												06																			
NEIGHBORHOOD/LOC		6001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	840	100	1997	840	111,322																													
FST	110	55	1997	60	7,952																													
FUS	156	100	1997	156	20,674																													
UOP	190	20	1997	38	5,036																													
UOP	300	20	1997	60	7,952																													
TOTALS		1,596			1,154	152,935																												
EXTRA FEATURES										27222 W TENTH AVE, HILLIARD										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE																	
1	0812	CONCRETE C	0	100	0	0		1,462.00	SF 4.00	4.00	100	1999	1999	3	75	4,386		05/08/2025 MLU																
LAND DESCRIPTION										TOTAL OB/XF										4,386														
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	000100	C	RES	100	0006	R-2	175.00	125.00	175.00	FF		1.00	1.00	1.00	350.00	350.00	61,250																	