

BRIGHT STEPHEN A & TERESA G
29880 PIGEON CREEK RD
HILLIARD, FL 32046

18-4N-24-0000-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY																			
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	31	HARDIE BRD 100								0500	01	2,164	97.0200	153.29	331,720	2024	2024	0	0	0	0.00	100.00	VALUATION BY					STANDARD											
RooF Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2025										Heated Area: 2046										HX Base Yr 2025									
RooF Cover	12	MODULAR MT 100								12 16 16 31 31 20 25 25 21 21 33 12 12 8 8 BAS 2025 FOP 2025 FOP 2025										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										360,201									
Interior Floo	13	LVT/LAMNT 100																		TOTAL MARKET OB/XF VALUE										2,000									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										470,000									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										425,331									
Bedrooms		3 100																		SOH/AGL Deduction										123,190									
Bathrooms		2 100																		ASSESSED VALUE										302,141									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories	1.	1. 100																		BASE TAXABLE VALUE										251,419									
Units		0 100																		INCOME VALUE										362,201									
										PREVIOUS YEAR MKT VALUE										400,000																			
Quality	01	Quality Level 01																																					
DOR CODE	5000	IMPROVED AG																																					
MAP NUM		MKT AREA																		09																			
NEIGHBORHOOD/LOC	9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,046	100	2025	2,046	313,631																																		
FOP	192	30	2025	58	8,891																																		
FOP	200	30	2025	60	9,197																																		
TOTALS	2,438			2,164	331,720																																		
EXTRA FEATURES						29880 PIGEON CREEK RD, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU															
																XF DATE				LAND DATE		01/28/2025		KBA															
																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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																								

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