

ROWE TAYLOR DANIEL
20616 GORDEN HILL
HILLIARD, FL 32046

22-2N-23-0000-0004-0140

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6					
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		25		MOD METAL 100		6500		01		1,560		58.6500		21.70		33,852		2024		2024		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2025								Heated Area: 1500												HX Base Yr 2019		Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					149,847				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					17,563				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					290,565				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					248,082				
Heating Type		01		NONE 100																										SOH/AGL Deduction					73,408				
Bedrooms				0 100																										ASSESSED VALUE					174,674				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					123,952				
																														TOTAL JUST VALUE					457,975				
																														NCON VALUE					33,513				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					281,598				