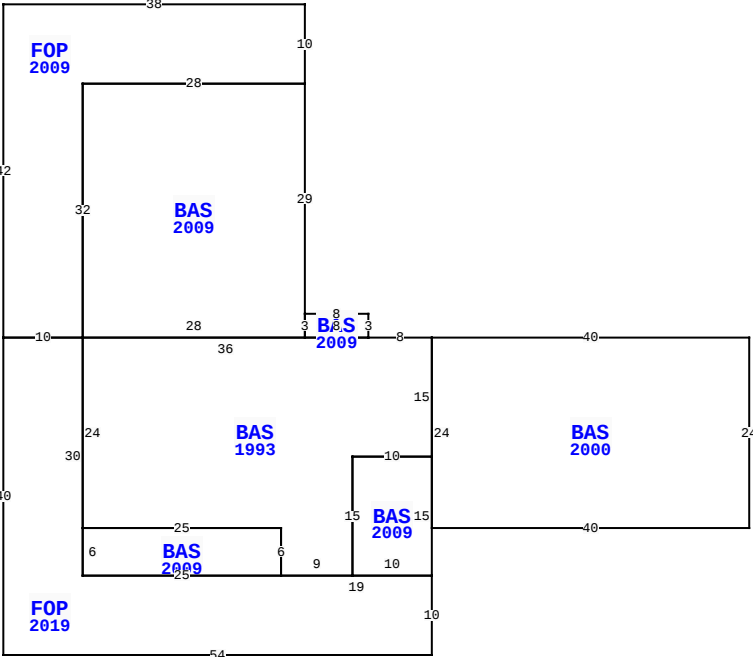


GIFFORD ANDREW D & TERESA M
4151 WINDY LANE
HILLIARD, FL 32046-5562

23-2N-23-0000-0003-0050

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																							
Exterior Wall	05	AVERAGE 100								0900	01	3,662	81.0000	106.92	391,541	1960	1985		0		0	17.00	83.00	VALUATION BY STANDARD																					
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2022										Heated Area: 3200										HX Base Yr 2022															
Roof Cover	12	MODULAR MT 100																												Tax Group: 6								Tax Dist:							
Interior Wall	02	WALL BD/WD 100																		BUILDING MARKET VALUE								324,979																	
Interior Floor	14	CARPET 80																		TOTAL MARKET OB/XF VALUE								69,127																	
Interior Floor	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET								469,275																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE								499,181																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction								130,008																	
Bedrooms		2 100																		ASSESSED VALUE								369,173																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE								HX HB 50,722																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE								318,451																	
Stories	1.	1. 100																		TOTAL JUST VALUE								863,381																	
Units	00	0 100								NCON VALUE								0																											
Occupancy	00	NONE 100								INCOME VALUE																																			
										PREVIOUS YEAR MKT VALUE								822,449																											