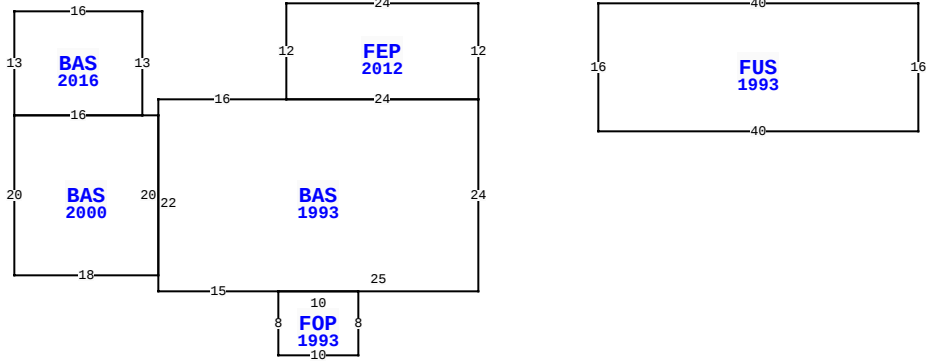




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 6														
Exterior Wall	05	AVERAGE 100	0900	01	2,422	95.4324	125.97	305,099	1977	1989	0	0	0	16.00	84.00	VALUATION SUMMARY													
Roof Structur	07	GAMBREL 100	1 SNGL FAM - 100% - 2022													Heated Area: 2168													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM			MKT AREA													09													
NEIGHBORHOOD/LOC			9003.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	960	100	1993	960	101,582																								
BAS	360	100	2000	360	38,093																								
BAS	208	100	2016	208	22,010																								
FEP	288	80	2012	230	24,337																								
FOP	80	30	1993	24	2,539																								
FUS	640	100	1993	640	67,722																								
TOTALS			2,536		2,422	256,283																							
EXTRA FEATURES															4693 JEWEL DR, HILLIARD														
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540													
2	0510	GARAGE WD-	0	100	70	22	1,540.00	SF	35.00	35.00	100	1980	1980	3	20	10,780													
3	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1986	1986	3	47	635													
4	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20	5.20	100	1980	1980	3	30	1,179													
5	0475	VF 4 SBPL	0	100	0	0	18.00	LF	14.00	14.00	100	2002	2002	3	55	139													
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300													
7	1242	WD DECK A	0	100	0	0	130.00	SF	10.00	10.00	100	2019	2019	3	82	1,066													
TOTAL OB/XF 19,639																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0007	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500												
REVIEW DATE 11/20/2020 BY TWX Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS																													



VALUATION BY				STANDARD											
Tax Group: 6				Tax Dist:											
BUILDING MARKET VALUE				276,396											
TOTAL MARKET OB/XF VALUE				19,639											
TOTAL LAND VALUE - MARKET				58,500											
TOTAL MARKET VALUE				354,535											
SOH/AGL Deduction				91,152											
ASSESSED VALUE				263,383											
TOTAL EXEMPTION VALUE				50,722											
BASE TAXABLE VALUE				212,661											
TOTAL JUST VALUE				354,535											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				322,513											
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
20004335				REPAIR/RRF				13,813				05/20/2020			
B007338				ADDITION				15,600				07/01/2000			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V I		RSN CD		SALE PRICE					
2529/0703		12/29/2021		WD		Q		I		01		280,000			
GRANTOR: VANDEVENTER JENNEFER															
GRANTEE: CAPUTO ERIN & JASON															
2381/0157		7/27/2020		WD		Q		I		01		257,500			
GRANTOR: MOUTON BRIAN P & GINA															
GRANTEE: VANDEVENTER JENNEFE															
BUILDING NOTES															
BUILDING DIMENSIONS															
FEP=[YR=2012] W24 S12 BAS=[YR=1993] W16 S2 BAS=[YR=2000] W2															
BAS=[YR=2016] N13 W16 S13 E16\$ W16 S20 E18 N20\$ S22 E15															
FOP=[YR=1993] S8 E10 N8 W10\$E25 N24 W24\$ E24 N12\$ PTR=E15															
FUS=[YR=1993] E40 S16 W40 N16\$ W15\$.															

[illegible]

CAPUTO ERIN & JASON/
4693 JEWEL DRIVE
HILLIARD, FL 32046

23-2N-23-0000-0010-0010

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