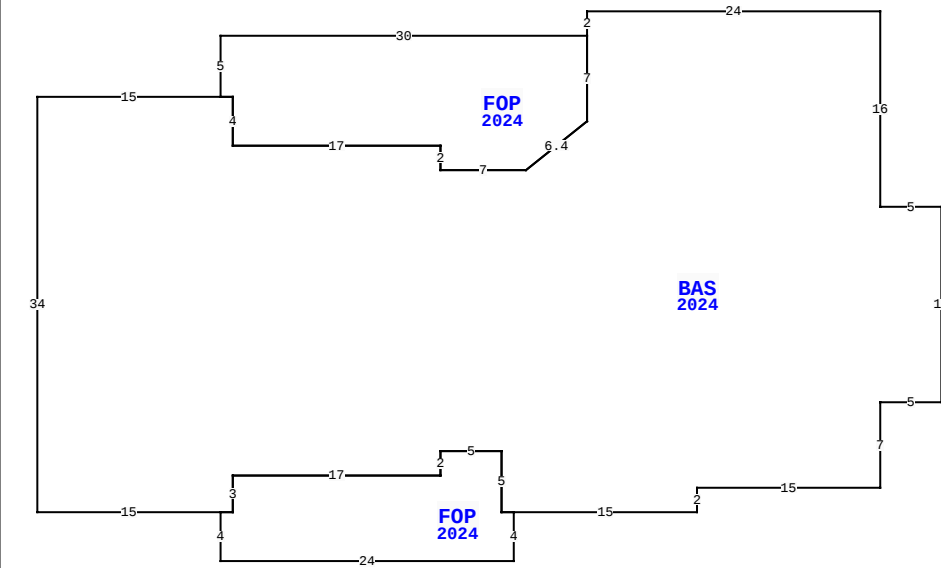


MALLOY RONALD L JR/MALLOY SHARON B
23416 FERNWOOD DRIVE
HILLIARD, FL 32046

23-2N-23-0000-0013-0030

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	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 90	0900	01	2,494	108.4800	143.19	357,116	2023	2023	0	0	0	0.05	99.95	VALUATION BY STANDARD									
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2024													Heated Area: 2358 HX Base Yr 2024									
Roof Structur	08	IRREGULAR 100														Tax Group: 6 Tax Dist:									
Roof Cover	03	COMP SHNGL 90														BUILDING MARKET VALUE 392,842									
Roof Cover	12	MODULAR MT 10														TOTAL MARKET OB/XF VALUE 15,020									
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 102,000									
Interior Floo	13	LVT/LAMNT 100														TOTAL MARKET VALUE 509,862									
Interior Floo	01	NONE 0														SOH/AGL Deduction 6,575									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 503,287									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms		3 100														BASE TAXABLE VALUE 452,565									
Bathrooms		2.5 100														TOTAL JUST VALUE 509,862									
Frame	02	WOOD FRAME 100	NCON VALUE 11,520																						
Stories	1.	1. 100	INCOME VALUE																						
Units		0 100	PREVIOUS YEAR MKT VALUE 477,908																						

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