

BARNES KEVIN ANDREW & ANGELA ANN
36424 SHORTLEAF AVE
HILLIARD, FL 32046

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
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		0900		01		2,883		107.4420		141.82		408,867		2024		2024		0		0		0.00		100.00		VALUATION BY													
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100%		- 2025		Heated Area: 2443		HX Base Yr 2025																		STANDARD											
Roof Cover		03		COMP SHNGL 90																														Tax Group: 4									
Roof Cover		12		MODULAR MT 10																														Tax Dist:									
Interior Wall		05		DRYWALL 100																														BUILDING MARKET VALUE									
Interior Floo		13		LVT/LAMNT 60																														TOTAL MARKET OB/XF VALUE									
Interior Floo		14		CARPET 40																														TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																														TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																														SOH/AGL Deduction									
Bedrooms		4		100																														ASSESSED VALUE									
Bathrooms		3.5		100																														TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																														BASE TAXABLE VALUE									
Stories		1.5		100																														TOTAL JUST VALUE									
Units		0		100																														NCON VALUE									
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE									
Quality		03		Quality Level 03																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																														09									
NEIGHBORHOOD/LOC		9016.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,071		100		2025		2,071		293,709																																	
FGR		484		55		2025		266		37,724																																	
FOP		144		30		2025		43		6,098																																	
FOP		420		30		2025		126		17,869																																	
FUS		372		100		2025		372		52,757																																	
STR		52		10		2025		5		709																																	
TOTALS		3,543						2,883		408,867																																	
EXTRA FEATURES												36424 SHORTLEAF AVE, 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		0812		CONCRETE C		0 100		0 0		1,660.00		SF		4.00		4.00		100		2025		2024		100		6,640																	
2		0600		SUMMER KIT		0 100		0 0		1.00		UT		2,500.00		2,500.00		100		2025		2024		100		2,500																	