

MORROW DEAN
241781 CR 121
HILLIARD, FL 32046

23-4N-23-2020-0019-0010

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
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		0820		02		910		99.2000		79.36		72,218		1985		1985		0		0		0		70.00		30.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 2009				Heated Area: 910																Tax Group: 4					Tax Dist:						
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					21,665						
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					5,800						
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					116,805						
Interior Floo		11		CLAY TILE 20																												TOTAL MARKET VALUE					144,270						
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					97,022						
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					47,248						
Bedrooms				2 100																														TOTAL EXEMPTION VALUE					47,248				
Bathrooms				2 100																														BASE TAXABLE VALUE					0				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					144,270						
Stories		1.		1. 100																												NCON VALUE					0						
Units				0 100																												INCOME VALUE					0						
																																PREVIOUS YEAR MKT VALUE					139,049						