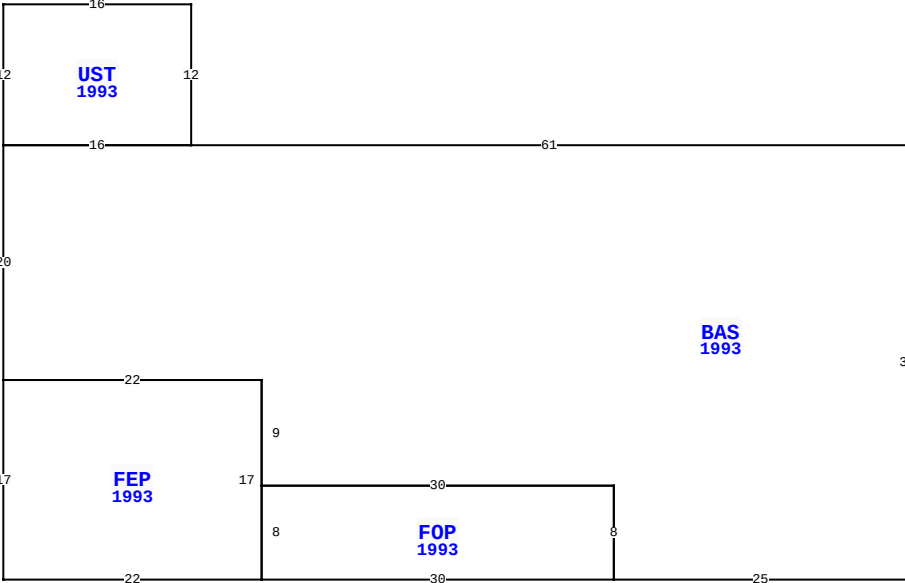
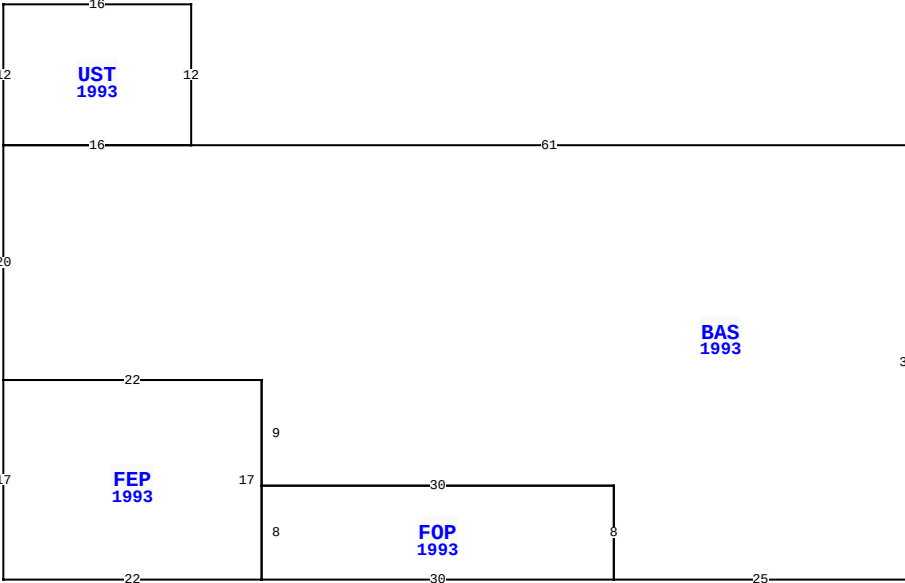


DEVRIK CHARLES M
4963 GRACE LANE
HILLIARD, FL 32046

24-2N-23-0000-0002-0010

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		05	AVERAGE 100							0100	01	2,692	97.4400	97.44	262,308	1908	1980	0	0	0	18.25	81.75	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2021										Heated Area: 2235					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100																						BUILDING MARKET VALUE					214,437									
Interior Wall		04	PLYWOOD 80																						TOTAL MARKET OB/XF VALUE					7,487									
Interior Wall		05	DRYWALL 20																						TOTAL LAND VALUE - MARKET					220,950									
Interior Floo		09	PINE WOOD 70																						TOTAL MARKET VALUE					270,704									
Interior Floo		10	TERRAZZO 30																						SOH/AGL Deduction					20,863									
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					249,841									
Air Condition		03	CENTRAL 100																						TOTAL EXEMPTION VALUE					13					249,841				
Heating Type		04	AIR DUCTED 100							BASE TAXABLE VALUE					0																								
Bedrooms			3 100							TOTAL JUST VALUE															442,874														
Bathrooms			2 100							NCON VALUE															0														
Frame Stories Units		02	WOOD FRAME 100																						INCOME VALUE														
		1.	1. 100																						PREVIOUS YEAR MKT VALUE					413,172									
			0 100																																				
BUD8 Adjustme Occupancy		06	DIST 1D 100																																				
		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		5000	IMPROVED AG																																				
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	2,235	100	1993	2,235	178,034																																		
FEP	374	80	1993	299	23,818																																		
FOP	240	30	1993	72	5,736																																		
UST	192	45	1993	86	6,851																																		
TOTALS	3,041			2,692	214,437																																		
EXTRA FEATURES						4963 GRACE LN, HILLIARD										BLD DATE						LGL DATE		05/21/2025		MLU													
																XF DATE						LAND DATE																	
																INC DATE						AG DATE		10/29/2024		KBA													
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	0350	CARPORT WD	0 100	60	20	1,200.00	SF	9.75	9.75	100	1955	1955	3	20	2,340																								
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1908	1908	3	20	400																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700																								
4	0812	CONCRETE C	0 100	0	0	1,065.00	SF	4.00	4.00	100	2016	2016	3	95	4,047																								