

GREEN VIRGINIA
2574 BARBARA LANE
HILLIARD, FL 32046-5604

33-2N-23-0000-0001-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	20	FACE BRICK 100	0100	01	2,016	105.8400	105.84	213,373	1975	1975	0	0	32.95	67.05	Tax Group: 6	Tax Dist:													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1818					HX Base Yr 1976											
Roof Cover	03	COMP SHNGL 100											143,067																
Interior Wall	05	DRYWALL 100											15,319																
Interior Floo	14	CARPET 90											226,350																
Interior Floo	07	CORK/VTILE 10											206,363																
Air Condition	03	CENTRAL 100											97,262																
Heating Type	04	AIR DUCTED 100											109,101																
Bedrooms		3 100											50,722																
Bathrooms		2 100											58,379																
Frame	02	WOOD FRAME 100											384,736																
Stories	1.	1. 100											0																
Units	0	0 100	0																										
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA		09																								
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,818	100	1993	1,818	129,016																								
FOP	60	30	1993	18	1,277																								
UCP	576	20	2006	115	8,161																								
UOP	324	20	2006	65	4,613																								
TOTALS		2,778			2,016	143,067																							
EXTRA FEATURES						2574 BARBARA LN, 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	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	54.5	13,603														
2	0811	CONCRETE B	0 100	0	0	478.00	SF	5.20	5.20	100	1988	1988	3	52	1,293														
3	0811	CONCRETE B	0 100	0	0	666.00	SF	3.17	3.17	100	1908	1908	3	20	423														
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