

PT OF LOTS 44 45 & 46 (S-2)
IN OR 2749/361
CORNWALL SURVEY

ANDREWS HEATHER ANN/PARTIN BENJAMIN FRANKLIN
30640 KNIGHT ROAD
HILLIARD, FL 32046

2025

33-4N-23-2020-0044-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
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, 778	100	1993	1, 778	180, 770
BAS	49	100	2002	49	4, 982
FOP	630	30	1993	189	19, 216
TOTALS	2,457			2,016	204,967

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,016	98.4312	129.93	261,939	1990	1995	0	0	21.75	78.25
1 SNGL FAM - 100% - 0											
Heated Area: 1827											
HX Base Yr											
29 56 63 10 63 7 7 22 10 7 BAS 1993 FOP 1993 BAS 2002											