

PT OF SE1/4 OF NE1/4
IN OR 2496/1481
ESMT IN OR 2645-127

HOLCOMBE PAMELA S & MICHAEL P
58338 COOPERS NECK RD
HILLIARD, FL 32046

2025

35-4N-25-0000-0004-0060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,772	100	2025	2,772	466,666
FGR	650	55	2025	358	60,269
FOP	96	30	2025	29	4,882
FOP	216	30	2025	65	10,943
FOP	393	30	2025	118	19,865
TOTALS	4,127			3,342	562,626

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,342	106.5498	168.35	562,626	2024	2024	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2025

Heated Area: 2772

HX Base Yr 2025

The floor plan diagram illustrates the layout of a single-family residential unit (SFR) for the year 2025. The plan includes several labeled areas and their dimensions:

- FOP 2025 (Front Porch):** Located at the top left, with a width of 12 and a depth of 14. It is connected to the main structure by a 34-unit wide section.
- BAS 2025 (Bathroom):** A large central area with a width of 29 and a depth of 13. It is connected to the main structure by a 12-unit wide section.
- FOP 2025 (Front Porch):** Located at the bottom left, with a width of 12 and a depth of 14. It is connected to the main structure by a 34-unit wide section.
- FGR 2025 (Front Garden Room):** A rectangular area on the right side, with a width of 26 and a depth of 25. It is connected to the main structure by a 12-unit wide section.
- Other Dimensions:** The plan includes various other dimensions for walls, doors, and internal spaces, such as 2.9, 5, 4, 6, 8, 2.3, 5, 4, 2, 1.3, 3.6, 1.4, 9, 8, 12, 13, 2.6, 2.5, 1.3, 3.6, 1.4, 9, 8, 12, 13,

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		25	MOD METAL 100		6500	01	780	63.2500	23.40	18,252	2024	2024	0	0	0	1.00	99.00	VALUATION BY		STANDARD									
Roof Structur		10	STEEL FRME 100		2 GARAGE RES - 100% - 2025														Heated Area: 780		HX Base Yr 2025								
Roof Cover		12	MODULAR MT 100		<																								