

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	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	2,275	100	2005	2,275	251,187
FGR	624	55	2005	343	37,871
FOP	29	30	2005	9	994
FOP	360	30	2005	108	11,924
TOTALS	3,288			2,735	301,976

EXTRA FEATURES															
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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0861	POOL GUNIT	0 100	0 0	392.00	SF	85.00	85.00	100	2005	2005	3	36	11,995	
3	0845	KOOL DECK	0 100	0 0	808.00	SF	7.25	7.25	100	2005	2005	3	84	4,921	
4	0812	CONCRETE C	0 100	0 0	1,095.00	SF	4.00	4.00	100	2005	2005	3	84	3,679	
5	0911	SCRN RM A	0 100	40 30	1,200.00	SF	17.50	17.50	100	2005	2005	3	22	4,620	
6	0510	GARAGE WD-	0 100	32 18	576.00	SF	29.75	29.75	100	2006	2006	3	40	6,854	
7	0351	CARPORT MT	0 100	36 26	936.00	SF	10.00	10.00	100	2018	2018	3	78	7,301	
8	0681	POLE SHED	0 100	32 10	320.00	SF	15.00	15.00	100	2012	2012	3	64	3,072	
9	0681	POLE SHED	0 100	32 10	320.00	SF	15.00	15.00	100	2012	2012	3	64	3,072	
10	0810	CONCRETE A	0 100	125 3	375.00	SF	6.50	6.50	100	2018	2018	3	97	2,364	

LAND DESCRIPTION		TOTAL OB/XF										50,958												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	390.00	390.00	796							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.04	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,780							

REVIEW DATE	06/07/2021	BY	TWA	Total Acres:	10.04	Total Land Value:	72,296	Market:	159,980	Agricultural:	2,296	Common:	70,000	PRINTED 07/30/2025 BY SYS
-------------	------------	----	-----	--------------	-------	-------------------	--------	---------	---------	---------------	-------	---------	--------	---------------------------

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,735	97.5456	128.76	352,159	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM - 100% - 2006 Heated Area: 2275 HX Base Yr 2006

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					301,976				
TOTAL MARKET OB/XF VALUE					53,551				
TOTAL LAND VALUE - MARKET					229,080				
TOTAL MARKET VALUE					427,823				
SOH/AGL Deduction					211,245				
ASSESSED VALUE					216,578				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					165,856				
TOTAL JUST VALUE					585,507				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					561,407				

HOWARD JONATHAN W
781 CARLEE LN
HILLIARD, FL 32046

40-3N-23-0000-0004-0060

[illegible]