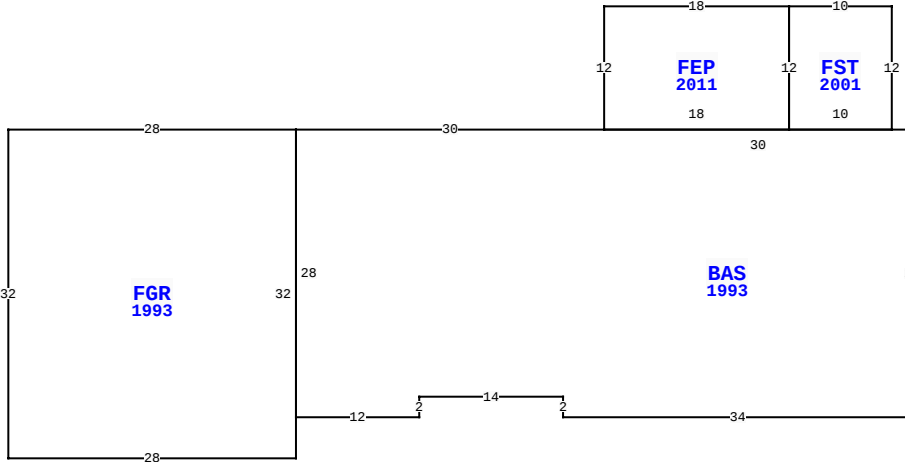


LIPSETT CAROLYN B & PHILLIP M
29306 ST MARYS CIRCLE
HILLIARD, FL 32046

41-4N-23-2100-0005-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	20	FACE BRICK 90								0900	01	2,384	104.9237	138.50	330,184	1964	1985		0	0	26.41	73.59	VALUATION BY								STANDARD										
Exterior Wall	05	AVERAGE 10								1 SNGL FAM - 100% - 2002										Heated Area: 1652										HX Base Yr 2002											
Roof Structur	03	GABLE/HIP 100																												BUILDING MARKET VALUE										254,870	
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										80,795											
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										76,000											
Interior Floo	14	CARPET 80																		TOTAL MARKET VALUE										411,665											
Interior Floo	10	TERRAZZO 20																		SOH/AGL Deduction										193,545											
Air Condition	03	CENTRAL 100								ASSESSED VALUE										218,120																					
Heating Type	04	AIR DUCTED 100								TOTAL EXEMPTION VALUE										HX HB		50,722																			
Bedrooms		3 100								BASE TAXABLE VALUE												167,398																			
Bathrooms		3 100								TOTAL JUST VALUE												411,665																			
Frame	02	WOOD FRAME 100								NCON VALUE												0																			
Stories	1.	1. 100								INCOME VALUE																															
Units		0 100								PREVIOUS YEAR MKT VALUE												386,330																			
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality		02	Quality Level 02																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA								09																														
NEIGHBORHOOD/LOC		9004.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,652	100	1993	1,652	168,375																																				
FEP	216	80	2011	173	17,633																																				
FGR	896	55	1993	493	50,248																																				
FST	120	55	2001	66	6,727																																				
TOTALS		2,884			2,384	242,982																																			
EXTRA FEATURES										29306 ST MARYS CIR, 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	0812	CONCRETE C	0	100	0	0	1,260.00	SF	4.00	4.00	100	1980	1980	3	30	1,512																									
2	0510	GARAGE WD-	0	100	25	18	450.00	SF	61.25	61.25	100	2016	2016	3	78	21,499																									
3	0810	CONCRETE A	0	100	25	12	300.00	SF	6.50	6.50	100	2016	2016	3	95	1,853																									
4	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2018	2018	3	92	2,826																									
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276																									
6	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2018	2018	3	84	32,130																									
7	0855	CONC PAVER	0	100	0	0	1,310.00	SF	10.00	10.00	100	2018	2018	3	97	12,707																									
8	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2016	2016	3	70	2,016																									
9	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2016	2016	3	70	2,016																									
10	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2021	2021	3	90	3,960																									
LAND DESCRIPTION										TOTAL OB/XF										80,795																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	RES	100	0005	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	76,000																								

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