

HIXON RUSSELL F/NELSON CYNTHIA G
PO BOX 1169
YULEE, FL 32041-1169

44-2N-28-5120-000A-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		04		SINGLE SID 100		0100		01		1,211		118.4868		118.49		143,491		1961		1995		0		0		21.75		78.25			
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2003								Heated Area: 1099										HX Base Yr 2003					
Roof Cover		12		MODULAR MT 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		13		LVT/LAMNT 60																											
Interior Floo		08		SHT VINYL 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				2 100																											
Bathrooms				2 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
BUD8 Adjustme		04		DIST 01 100																											
Occupancy		00		NONE 100																											
Quality		06		Quality Level 06																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																								04			
NEIGHBORHOOD/LOC		4009.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		320		100		1993		320		29,670																					
BAS		779		100		2000		779		72,228																					
FSP		280		40		2000		112		10,385																					
TOTALS		1,379						1,211		112,282																					
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		0300		BOAT DCK W		0 100		0 0		113.00		SF		40.00		40.00		100		1980		1980		3		20		904			
2		0350		CARPORT WD		0 100		16 12		192.00		SF		13.65		13.65		100		1980		1980		3		20		524			
3		0820		WOOD WALK		0 100		78 4		312.00		SF		11.75		11.75		100													