

PT OF SW1/4
IN OR 2806/998
PARCELS 5-1 5-5 & 5-6

APPLEGATE FREDA L/E/
3700 DAVID ROAD
HILLIARD, FL 32046

2026

02-2N-23-0000-0005-0010



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	12	CEDAR 100	0100	01	2,674	118.2720	124.19	332,084	1994	1999	0	0	0	13.00	87.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2002										Heated Area: 2102										Tax Group: 6									
Roof Cover	03	COMP SHNGL 100																					Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floo	14	CARPET 70																					TOTAL MARKET OB/XF VALUE									
Interior Floo	08	SHT VINYL 30																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms		3 100																					ASSESSED VALUE									
Bathrooms		2 100																					TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE									
Stories	1.5	1.5 100																					TOTAL JUST VALUE									
Units	0	100																					NCON VALUE									
BUD8 Adjustme	06	DIST 1D 100																					INCOME VALUE									
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE									
Quality			05	Quality Level 05																												
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	1,146	100	1994	1,146	123,820																											
FGR	896	55	2014	493	53,267																											
FOP	40	30	1994	12	1,296																											
FOP	126	30	1994	38	4,106																											
FOP	60	30	2014	18	1,944																											
FUS	444	100	1994	444	47,972																											
FUS	512	100	2014	512	55,319																											
PTO	212	5	1994	11	1,188																											
TOTALS			3,436			2,674	288,913																									
EXTRA FEATURES			3700 DAVID RD, HILLIARD																													