

NITOWITZ RICHARD & VICKIE L/E/
24763 COUNTY ROAD 121
HILLIARD, FL 32046

03-2N-23-0000-0005-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
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		05		AVERAGE 100		0820		02		784		112.6000		95.71		75,037		1986		1986		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		0%		0				Heated Area: 784														Tax Group: 6					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					22,511				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					389				
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					57,800				
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					80,700				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					14,704				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					65,996				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																										BASE TAXABLE VALUE					65,996				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					80,700				
Stories				1. 1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					81,090				