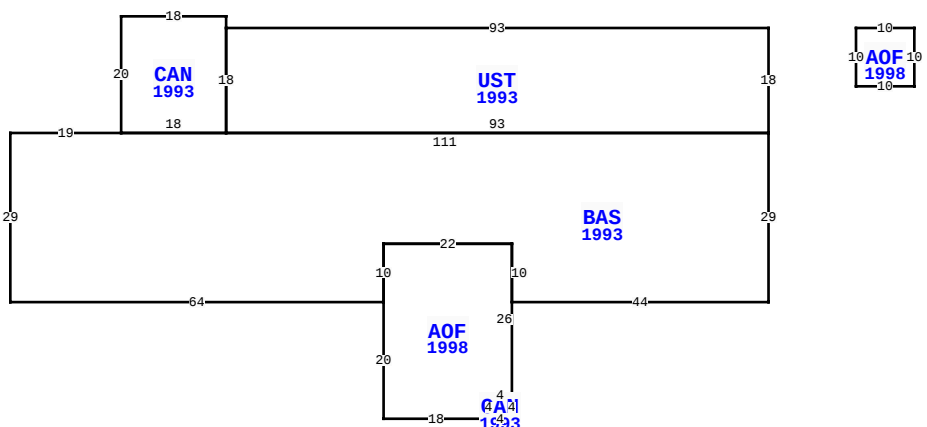


SELDOMRIDGE JOHN M & CATHY
PO BOX 39
HILLIARD, FL 32046-0003

08-3N-24-2380-0002-0012

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										STANDARD																								
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		TAX DIST:																										
Exterior Wall		15	CONC BLOCK 80		2703	06	5,876	70.8492	35.25	207,129	1950	1967	0	0	50.00	50.00	Tax Group: 3																											
Exterior Wall		05	AVERAGE 20		1 GARAGE 0% - 0										Heated Area: 4294										HX Base Yr																			
Roof Structur		01	FLAT 100												10										10																			
Roof Cover		04	BUILT-UP 100																																									
Interior Wall		01	MINIMUM 90																																									
Interior Wall		05	DRYWALL 10																																									
Interior Floor		03	CONC FINSH 100																																									
Ceiling		04	NONE 100																																									
Air Condition		01	NONE 100																																									
Heating Type		01	NONE 100																																									
Plumbing		01	4 100																																									
Frame		03	MASONRY 100																																									
Story Height		10	100																																									
RMS		2	100																																									
Stories		1.	1. 100																																									
Class		00	. 100																																									
Units		0	100																																									
BUD8 Adjustme		03	DIST HI 100																																									
Quapacy		00	ONE 100																																									
DOR CODE		2500	REPAIR SERVICE																																									
MAP NUM			MKT AREA																																									
NEIGHBORHOOD/LOC		6002	00																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
AOF		100	185	1998	185	3,261																																						
AOF		644	185	1998	1,191	20,992																																						
BAS		3,550	100	1993	3,550	62,569																																						
CAN		16	30	1993	5	88																																						
CAN		360	30	1993	108	1,904																																						
UST		1,674	50	1993	837	14,752																																						
TOTALS		6,344			5,876	103,564																																						
EXTRA FEATURES		551508 US HWY 1, HILLIARD										BLD DATE 10/29/2020 KK										LGL DATE 05/13/2026 DC																						
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		0940	SHEDS/PORT	0	0	12	10			30.00	100	1977	1977	3	20	720																												
2		0511	GARAGE CB-	0	0	34	30			40.00	100	1993	1993	3	62	25,296																												
3		0505	FLAGPOLE A	0	0	0	0			50.00	100	1994	1994	3	20	400																												
4		7100	SPRAY BTH	0	0	0	0			12,500.00	100	1993	1993	3	20	2,500																												
5		0680	POLE SHED	0	0	36	20			10.00	100	2000	2000	3	26	1,872																												
6		0680	POLE SHED	0	0	0	0			10.00	100	2000	2000	3	26	1,550																												
7		0812	CONCRETE C	0	0	0	0			4.00	100	2000	2000	3	75	31,095																												