

WILLIAMS ACELLAR EST
C/O HERMAN CANADY, P O BOX 295
HILLIARD, FL 32046

09-3N-24-0000-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	3										
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		26		AL SIDING 80		0100		01		867		106.9200		112.27		97,338		1959		1959		0		0		0		31.15		68.85		VALUATION BY					STANDARD				
Exterior Wall		05		AVERAGE 20		2		SINGLE FAM		0%		- 0				Heated Area: 800				HX Base Yr										Tax Group: 3					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					67,017						
Roof Cover		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					0						
Interior Wall		04		PLYWOOD 100																										TOTAL LAND VALUE - MARKET					50,025						
Interior Floo		08		SHT VINYL 100																										TOTAL MARKET VALUE					117,042						
Air Condition		01		NONE 100																										SOH/AGL Deduction					29,461						
Heating Type		02		CONVECTION 100																										ASSESSED VALUE					87,581						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				1 100																										BASE TAXABLE VALUE					87,581						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					117,042						
Stories		0		0 100																										NCON VALUE					0						
Units		0		0 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					114,991						
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		6001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		800		100		1993		800		61,838																															
USP		96		30		2012		29		2,242																															
USP		128		30		2012		38		2,937																															