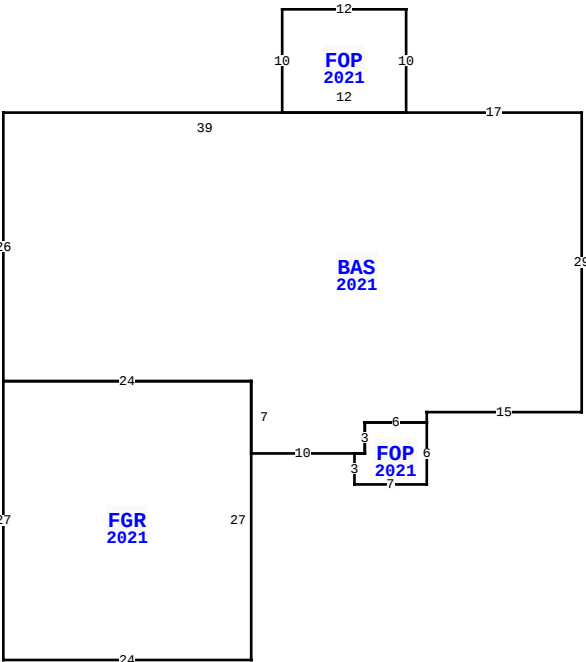


HANCHER STACEY & LOUANN
47206 MIDDLE RD
HILLIARD, FL 32046

2026

09-3N-25-0301-0015-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0900	01	2,006	106.8200	148.48	297,851	2021	2021	0	0	0	1.50	98.50	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2022													Heated Area: 1602					HX Base Yr								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					293,383								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					3,465								
Interior Floo	14	CARPET 100														TOTAL LAND VALUE - MARKET					154,350								
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE					451,198								
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction					70,020								
Bedrooms	3	100	ASSESSED VALUE					381,178																					
Bathrooms	2	100	TOTAL EXEMPTION VALUE					13					381,178																
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE					0					TOTAL JUST VALUE					451,198											
Stories	1.	1. 100	NCON VALUE					0					INCOME VALUE																
Units	0	100	PREVIOUS YEAR MKT VALUE					419,773																					
Occupancy	00	NONE 100																											