

HOWARD ROAD LLC
70 OLD OAK DR S
PALM COAST, FL 32137

13-1N-23-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND										
Exterior Wall		25	MOD METAL 100	4803		06		2,176		77.7000		36.91		80,316		2006		2006		0		0		21.00		79.00								
Roof Structure		10	STEEL FRME 100	1		STOR WAREH		0%		-		0		Heated Area: 1600		HX		Base Yr																
Roof Cover		12	MODULAR MT 100																															
Interior Wall		07	NONE 100																															
Interior Floor		03	CONC FINSH 100																															
Air Condition		01	NONE 100																															
Heating Type		01	NONE 100																															
Plumbing			0 100																															
Frame		01	TYP WD 100																															
Story Height			14 100																															
RMS			0 100																															
Stories		1.	1. 100																															
Class		00	. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		5902	HARDWOOD SI 60-69																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,600	100	2006	1,600	46,654																												
FCP		960	60	2006	576	16,795																												
TOTALS		2,560			2,176	63,450																												
EXTRA FEATURES										14707 HOWARD RD, BRYCEVILLE										BLD DATE 04/03/2008 JH LGL DATE 05/12/2026 MLU														
																				XF DATE INC DATE LAND DATE AG DATE 11/04/2024 KBA														
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		0937		WELL		0	0	0	0	1.00		UT	6,000.00		6,000.00		100	2004	2004	3	100	6,000												
3		0940		SHEDS/PORT		0	0	20	12	240.00		SF	19.50		19.50		100	2004	2004	3	20	936												
4		0681		POLE SHED		0	0	60	24	1,440.00		SF	15.00		15.00		100	2004	2004	3	30	6,480												
5		0350		CARPORT WD		0	0	72	40	2,880.00		SF	13.00		13.00		100	2007	2007	3	24	8,986												
6		0291		STALL 12FT		0	0	0	0	4.00		UT	775.00		775.00		100	2007	2007	3	66	2,046												
7		0681		POLE SHED		0	0	72	12	864.00		SF	15.00		15.00		100	2007	2007	3	40	5,184												
8		0681		POLE SHED		0	0	72	12	864.00		SF	15.00		15.00		100	2007	2007	3	40	5,184												
LAND DESCRIPTION										TOTAL OB/XF 34,816																								
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP	R D	LOC ZONE		FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1		005010		A		SERVICE ACRE		0	0005	OR		0.00	0.00	2.00		AC		1.00	1.00	1.00	500.00		500.00		1,000									
2		005500		A		TIMBER 2 N S		0		OR		0.00	0.00	58.00		AC		1.00	1.00	1.00	530.00		530.00		30,740									
3		005501		A		TIMBER 2 P S		0		OR		0.00	0.00	28.72		AC		1.00	1.00	1.00	515.00		515.00		14,791									
4		005902		A		HARDWOOD SI		0		OR		0.00	0.00	142.72		AC		1.00	1.00	1.00	170.00		170.00		24,262									
5		006005		A		PASTURE - GR		0		OR		0.00	0.00	18.00		AC		1.00	1.00	1.00	370.00		370.00		6,660									
6		009910		M		MARKET VALUE		0		OR		0.00	0.00	248.72		AC		1.00	1.00	1.10	8,500.00		9,350.00		2,325,532									
REVIEW DATE		01/01/2023		BY CD		Total Acres: 249.44		Total Land Value: 77,453		Market: 2,325,532		Agricultural: 77,453		Common: 0		PRINTED 07/09/2026 BY SYS																		