

NGUYEN HUY QUOC/BUI KIMBERLY TRANG DAI
37113 SOUTHERN GLEN WAY
HILLIARD, FL 32046

16-3N-24-1985-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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		17		CB STUCCO 100		0100		01		1,572		125.8884		132.18		207,787		2005		2005		0		0		10.00		90.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2024				Heated Area: 1264										HX Base Yr 2024		Tax Group: 3					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE					187,008						
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					1,611						
Interior Floor		13		LVT/LAMNT 60																								TOTAL LAND VALUE - MARKET					28,000						
Interior Floor		14		CARPET 40																								TOTAL MARKET VALUE					216,619						
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					216,619						
Bedrooms				3 100																								TOTAL EXEMPTION VALUE					HX HB 51,411						
Bathrooms				2 100																								BASE TAXABLE VALUE					165,208						
Frame		03		MASONRY 100																								TOTAL JUST VALUE					216,619						
Stories		1.		1. 100																								NCON VALUE					0						
Units		0		100																								INCOME VALUE											
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE					226,557						
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		6003.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,264		100		2005		1,264		150,368																													
FGR		400		55		2005		220		26,172																													
FOP		52		30		2005		16		1,904																													
FSP		180		40		2023		72		8,565																													
TOTALS		1,896						1,572		187,008																													
EXTRA FEATURES																																							
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									
2		1242		WD DECK A		0 100		0 0		100.00		SF		10.00		10.00		100		2017		2017		3		70		700											
3		0820		WOOD WALK		0 100		0 0		125.00		SF		11.75		11.75		100		2019		2019		3		62		911											