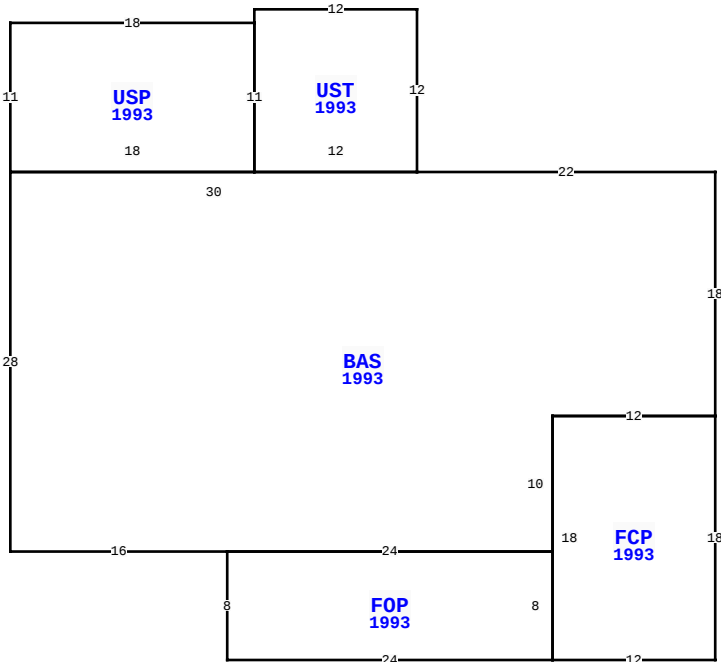


WITCHER ROY V & CARRIE ANNETTE
26281 DEMPSEY CONNER RD
HILLIARD, FL 32046

19-3N-24-2020-0048-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	15	CONC BLOCK 100								0100	01	1,572	98.9400	103.89	163,315	1967	1967	0	0	31.50	68.50	VALUATION BY				STANDARD													
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM 100% - 2016										Heated Area: 1336										HX Base Yr 2016									
Roof Cover	12	MODULAR MT 100																												Tax Group: 4				Tax Dist:					
Interior Wall	04	PLYWOOD 100																		BUILDING MARKET VALUE				218,244															
Interior Floo	10	TERRAZZO 90																		TOTAL MARKET OB/XF VALUE				6,000															
Interior Floo	14	CARPET 10																		TOTAL MARKET VALUE				60,000															
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET				284,244															
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction				106,888															
Bedrooms		3 100																		ASSESSED VALUE				177,356															
Bathrooms		1 100																		TOTAL EXEMPTION VALUE				HX HB VX 56,411															
Frame	03	MASONRY 100																		BASE TAXABLE VALUE				120,945															
Stories	1.	1. 100																		TOTAL JUST VALUE				284,244															
Units	0	0 100								NCON VALUE				0																									
BUD8 Adjustme	04	DIST 01 100								INCOME VALUE																													
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE				287,648																									
Quality										03	Quality Level 03																												
DOR CODE										0100	SINGLE FAMILY																												
MAP NUM										MKT AREA					09																								
NEIGHBORHOOD/LOC										9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,336	100	1993	1,336	95,076																																		
FCP	216	25	1993	54	3,843																																		
FOP	192	30	1993	58	4,128																																		
USP	198	30	1993	59	4,199																																		
UST	144	45	1993	65	4,626																																		
TOTALS										2,086						1,572	111,871																						
EXTRA FEATURES										26281 DEMPSEY CONNER RD, HILLIARD																													
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	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000																							

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