

GRIFFIN SCOTT E
4356 RIVER RD
HIILLIARD, FL 32046

23-2N-23-0000-0002-0010

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										6	
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		25		MOD METAL 100		6500		01		840		63.2500		24.67		20,723		2025		2025		0		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		3		GARAGE RES		100%		- 2026				Heated Area: 840																Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					106,827				
Interior Wall		07		NONE 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					112,000				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					218,827				
Heating Type		01		NONE 100																												SOH/AGL Deduction					44,803				
Bedrooms				0 100																												ASSESSED VALUE					174,024				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		05		STEEL 100																												BASE TAXABLE VALUE					122,613				
																																TOTAL JUST VALUE					218,827				
																																NCON VALUE					20,516				
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					203,378				