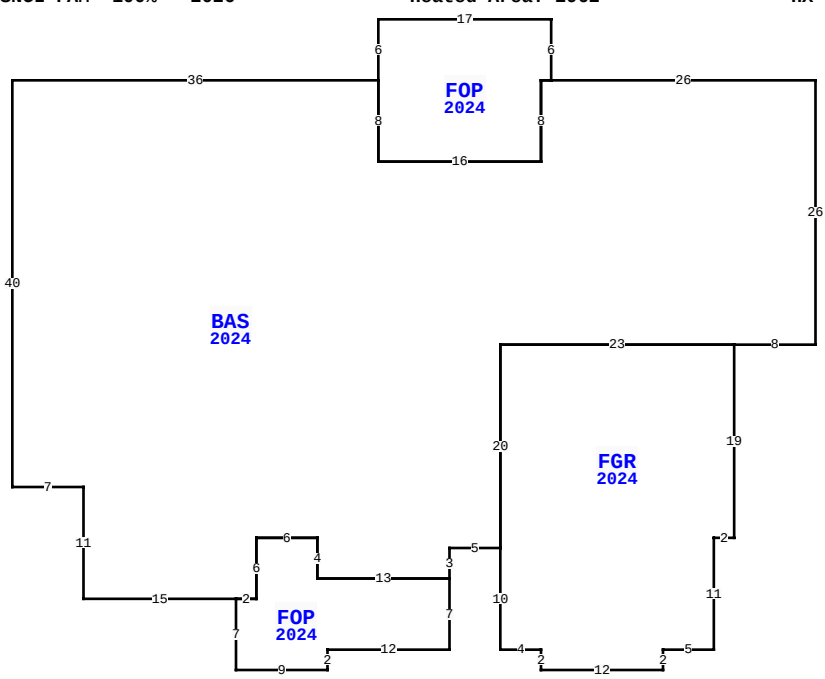


CORDER DANIEL & SHERI
36480 SHORTLEAF AVE
HILLIARD, FL 32046

23-3N-24-3300-0068-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		31	HARDIE BRD 90		0900	01	3,468	101.2920	140.80	488,294	2023	2023		0	0	0.55	99.45	VALUATION BY					STANDARD																
Exterior Wall		21	STONE 10		1 SNGL FAM 100% - 2026										Heated Area: 2962										HX Base Yr														
Roof Structur		08	IRREGULAR 100																																				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 60																																				
Interior Floo		14	CARPET 40																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			2.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		09																																		
NEIGHBORHOOD/LOC		9016.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,962	100	2024	2,962	414,756																																		
FGR	692	55	2024	381	53,350																																		
FOP	185	30	2024	56	7,842																																		
FOP	230	30	2024	69	9,662																																		
TOTALS		4,069		3,468	485,608																																		
EXTRA FEATURES					36480 SHORTLEAF AVE, HILLIARD										BLD DATE		LGL DATE		05/05/2026		MLU																		
															XF DATE		LAND DATE																						
															INC DATE		AG DATE																						
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	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650																								