

DEVRIK CHARLES M
4963 GRACE LANE
HILLIARD, FL 32046

24-2N-23-0000-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		05	AVERAGE 100							0100	01	2,692	97.4400	102.31	275,419	1908	1980	0	0	0	18.50	81.50	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2021 Heated Area: 2235 HX Base Yr														Tax Group: 6		Tax Dist:									
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE		224,466									
Interior Wall		04	PLYWOOD 80																					TOTAL MARKET OB/XF VALUE		4,220									
Interior Wall		05	DRYWALL 20																					TOTAL LAND VALUE - MARKET		190,190									
Interior Floo		09	PINE WOOD 70																					TOTAL MARKET VALUE		251,206									
Interior Floo		10	TERRAZZO 30																					SOH/AGL Deduction		0									
Air Condition		03	CENTRAL 100																					ASSESSED VALUE		251,206									
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE		13		251,206							
Bedrooms			3 100																					BASE TAXABLE VALUE		0									
Bathrooms			2 100																					TOTAL JUST VALUE		418,876									
Frame		02	WOOD FRAME 100																					NCON VALUE		0									
Stories		1.	1. 100																					INCOME VALUE											
Units			0 100																					PREVIOUS YEAR MKT VALUE		442,874									
BUD8 Adjustme		06	DIST 1D 100																																
Occupancy		00	NONE 100																																
Quality		03	Quality Level 03																																
DOR CODE		5000		IMPROVED AG																															
MAP NUM			MKT AREA				09																												
NEIGHBORHOOD/LOC		9003		00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,235	100	1993	2,235	186,360																														
FEP	374	80	1993	299	24,932																														
FOP	240	30	1993	72	6,003																														
UST	192	45	1993	86	7,171																														
TOTALS		3,041			2,692	224,466																													
EXTRA FEATURES							4963 GRACE LN, 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	0350	CARPORT WD	0	100	60	20	1,200.00	SF	13.00		13.00	100	1955	1955	3	20		3,120																	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00		2,000.00	100	1908	1908	3	20		400																	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00		3,500.00	100	1955	1955	3	20		700																	
LAND DESCRIPTION										TOTAL OB/XF										4,220															
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005000	C	AGRICULTURAL		100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,190																	
2	006000	A	PASTURE - HA		0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330																	
3	009910	M	MARKET VALUE		0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																	
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 10.01		Total Land Value: 22,520		Market: 171,000		Agricultural: 3,330		Common: 19,190		PRINTED 07/09/2026 BY SYS																			