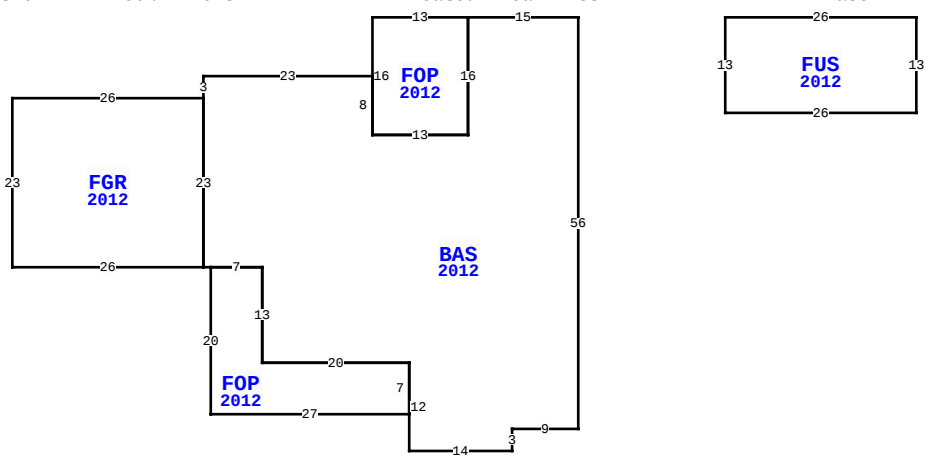


GREEN ROBIN L
4142 CHARLES GREEN RD
HILLIARD, FL 32046-1326

26-2N-23-0000-0005-0070

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	05	AVERAGE 90								0900	01	2,963	99.9267	138.90	411,561	2012	2012	0	0	0	6.38	93.62	VALUATION BY																																														
Exterior Wall	20	FACE BRICK 10								2 SNGL FAM 100% - 2013										Heated Area: 2488										HX Base Yr 2013										Tax Group: 6										Tax Dist:										STANDARD									
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										385,303																																							
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										0																																							
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										224,200																																							
Interior Floo	12	HARDWOOD 80																		TOTAL MARKET VALUE										408,693																																							
Interior Floo	11	CLAY TILE 20																		SOH/AGL Deduction										222,491																																							
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										186,202																																							
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB WX 56,411																																							
Bedrooms		3 100																		BASE TAXABLE VALUE										129,791																																							
Bathrooms		2 100																		TOTAL JUST VALUE										609,503																																							
																				NCON VALUE										0																																							
Frame Stories Units	02	WOOD FRAME 100								Occupancy										INCOME VALUE																																																	
		0 100																		PREVIOUS YEAR MKT VALUE										626,992																																							
		0 100																																																																			
Quality	02	Quality Level 02																																																																			
DOR CODE	5600	TIMBERLAND 70-79																																																																			
MAP NUM						MKT AREA								09																																																							
NEIGHBORHOOD/LC	9001.00																																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
BAS	2,150	100	2012	2,150	279,582																																																																
FGR	598	55	2012	329	42,782																																																																
FOP	208	30	2012	62	8,063																																																																
FOP	280	30	2012	84	10,924																																																																
FUS	338	100	2012	338	43,953																																																																
TOTALS					3,574				2,963	385,303																																																											
EXTRA FEATURES					4142 CHARLES GREEN RD, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU																																														
															XF DATE				LAND DATE		11/04/2024		KBA																																														
															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																																																						