

GATLIN CHRISTY L
31349 MAGIC HOLLOW DRIVE
HILLIARD, FL 32046

28-4N-23-0000-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
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		11		BD/BTN AVG 100		0900		01		1,844		105.6600		146.87		270,828		2016		2016		0		0		4.50		95.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM		100% - 2019						Heated Area: 1484										HX Base Yr 2019		Tax Group: 4					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					258,641				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					20,004				
Interior Floo		12		HARDWOOD 70																										TOTAL LAND VALUE - MARKET					979,000				
Interior Floo		11		CLAY TILE 30																										TOTAL MARKET VALUE					318,755				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					90,314				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					228,441				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					177,030				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					1,257,645				
Stories				1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE					796,176				
Occupancy		00		NONE 100																																			
Quality		01		Quality Level 01																																			
DOR CODE		5000		IMPROVED AG																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,484		100		2016		1,484		208,147																													
FOP		1,200		30		2016		360		50,494																													
TOTALS		2,684						1,844		258,641																													
EXTRA FEATURES										31349 MAGIC HOLLOW DR, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU											
																				XF DATE				LAND DATE		11/18/2024		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									
1		0680		POLE SHED		0 100		48 35		1,680.00		SF		10.00		10.00		100		2003		2003		3		29		4,872											
2		0681		POLE SHED		0 100		48 15		720.00		SF		15.00		15.00		100		2003		2003		3		29		3,132											
3		0937		WELL		0 100		0 0		1.00		UT		6,000.00		6,000.00		100		2019		2019		3		100		6,000											
4		0936		SEPT TANK		0 100		0 0		1.00		UT		6,000.00		6,000.00		100		2019		2019		3		100		6,000											