

GREEN VIRGINIA
2574 BARBARA LANE
HILLIARD, FL 32046-5604

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD	20	03	03	05	14	07	03	04	02	1.1	06	00	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50											
Exterior Wall	20	FACE BRICK 100	03	GABLE/HIP 100	05	COMP SHNGL 100	14	CARPET 90	07	CORK/VTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50
Roof Structure	03	GABLE/HIP 100	05	COMP SHNGL 100	14	CARPET 90	07	CORK/VTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50		
Roof Cover	05	COMP SHNGL 100	14	CARPET 90	07	CORK/VTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50				
Interior Wall	05	COMP SHNGL 100	14	CARPET 90	07	CORK/VTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50				
Interior Floor	14	CARPET 90	07	CORK/VTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50						
Interior Floor	07	CORK/VTILE 10	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50								
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50										
Heating Type	04	AIR DUCTED 100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50												
Bedrooms	3	100	2	100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50										
Bathrooms	2	100	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50												
Frame	02	WOOD FRAME 100	1.1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50														
Stories	1	1.100	0	100	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50																
Units	06	DIST 1D 100	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50																				
BUD8 Adjustme	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50																						
Occupancy	00	NONE 100	0100	MDL	01	2,016	TOT ADJ PTS	105.8400	EFF. BASE RATE	111.13	REPL. COST NEW	224,038	AYB	1975	EYB	1975	ECON	0	FNCT	0	NORM	0	33.50	% COND	66.50																						
Quality		03	Quality Level 03																																												
DOR CODE		5000		IMPROVED AG																																											
MAP NUM				MKT AREA		09																																									
NEIGHBORHOOD/LOC		9001.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,818	100	1993	1,818	134,353																																										
FOP	60	30	1993	18	1,330																																										
UCP	576	20	2006	115	8,499																																										
UOP	324	20	2006	65	4,803																																										
TOTALS		2,778			2,016	148,985																																									
EXTRA FEATURES						2574 BARBARA 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	0511	GARAGE CB-	0	100	24	26		624.00	SF	40.00		40.00	100	1989	1989	3	52	12,979																													