

FRANKLIN JUDY W
PO BOX 809
HILLIARD, FL 32046-0809

33-2N-25-0000-0015-0250

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 7										6	
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		15		CONC BLOCK 100		4804		06		5,436		86.9146		35.42		192,543		2007		2007		0		0		22.50		77.50		VALUATION BY					DIRECT_CAP						
Roof Structur		09		RIDGE FRME 100		5		MINI WAREH		0%		0				Heated Area: 5436														Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					3,559,544						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					0						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					0						
Ceiling		04		NONE 100																										TOTAL MARKET VALUE					3,559,544						
Air Condition		01		NONE 100																										SOH/AGL Deduction					1,771,834						
Heating Type		01		NONE 100																										ASSESSED VALUE					1,787,710						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					0						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					1,787,710						
Story Height				10 100																										TOTAL JUST VALUE					3,559,544						
RMS				29 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE					3559544						
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					3,188,690						
Units		00		0 100																																					
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
DOR CODE		4840		MINI STORAGE																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		5,436		100		2007		5,436		149,221																															
TOTALS		5,436						5,436		149,221																															
EXTRA FEATURES																																									
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											

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