

PEDDLE JAMES E III
1796 TOMPKINS LANDING RD
HILLIARD, FL 32046

33-4N-23-0000-0003-0000

BUILDING CHARACTERISTICS												
ELEMENT	CD	CONSTRUCTION										
Exterior Wall	10	ABOVE AVG 100										
Roof Structur	03	GABLE/HIP 100										
Roof Cover	03	COMP SHNGL 100										
Interior Wall	05	DRYWALL 100										
Interior Floo	11	CLAY TILE 60										
Interior Floo	14	CARPET 40										
Air Condition	03	CENTRAL 100										
Heating Type	04	AIR DUCTED 100										
Bedrooms	02	3 100										
Bathrooms		2 100										
Frame	02	WOOD FRAME 100										
Stories	1.	1. 100										
Units	0	0 100										
Occupancy	00	NONE 100										
Quality		01	Quality Level 01									
DOR CODE		0100	SINGLE FAMILY									
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	1,744	100	2005	1,744	225,999							
FCP	552	25	2005	138	17,883							
FOP	384	30	2005	115	14,903							
FSP	176	40	2005	70	9,071							
TOTALS		2,856			2,067	267,856						

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND
0900	01	2,067	103.0176	143.19	295,974	2005	2005	0	0	0	9.50	90.50
1 SNGL FAM 100% - 2022												
Heated Area: 1744												
HX Base Yr 2022												

13

22

13

24

23

23

24

40

8

48

8

FSP
2005

FOP
2005

BAS
2005

FCP
2005

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY						STANDARD								
Tax Group: 4						Tax Dist:								
BUILDING MARKET VALUE						267,856								
TOTAL MARKET OB/XF VALUE						36,805								
TOTAL LAND VALUE - MARKET						119,000								
TOTAL MARKET VALUE						423,661								
SOH/AGL Deduction						91,793								
ASSESSED VALUE						331,868								
TOTAL EXEMPTION VALUE						HX HB		51,411						
BASE TAXABLE VALUE						280,457								
TOTAL JUST VALUE						423,661								
NCON VALUE						0								
INCOME VALUE														
PREVIOUS YEAR MKT VALUE						423,873								

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
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	6,090	
3	0681	POLE SHED	0 100	22	10	220.00	SF	15.00	15.00	100	2014	2014	3	68	2,244	
4	0681	POLE SHED	0 100	22	10	220.00	SF	15.00	15.00	100	2015	2015	3	71	2,343	
5	0351	CARPORT MT	0 100	40	16	640.00	SF	10.00	10.00	100	2020	2020	3	82	5,248	
6	0681	POLE SHED	0 100	40	40	1,600.00	SF	15.00	15.00	100	2020	2020	3	87	20,880	