

ROSS DAVID A JR & CATHY R
P O BOX 220
HILLIARD, FL 32046

33-4N-23-0000-0003-0050

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		10	ABOVE AVG 100		0900	01		2,166	101.0772	140.50	304,323	2004	2004		0	0	10.00	90.00	VALUATION BY					STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2005					Heated Area: 2132					HX Base Yr 2005					Tax Group: 4					Tax Dist:																
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					295,936																
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,782																
Interior Floo		12	HARDWOOD 80																	TOTAL LAND VALUE - MARKET					260,000																
Interior Floo		11	CLAY TILE 20																	TOTAL MARKET VALUE					559,718																
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					349,418																
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					210,300																
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB 51,411																
Bathrooms			2 100																	BASE TAXABLE VALUE					158,889																
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					559,718																
Stories		1.	1. 100																	NCON VALUE					0																
Units			0 100																	INCOME VALUE																					
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					576,732																
Quality		01	Quality Level 01																	PERMIT NUM					DESCRIPTION					AMT					ISSUED						
DOR CODE		0100	SINGLE FAMILY																	B1632887					GARAGE 28X40					49,986					08/31/2016						
MAP NUM			MKT AREA																	B0412397					NEW CONSTR					132,056					01/03/2004						
NEIGHBORHOOD/LOC		9001.00																																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS		2,132	100	2004	2,132	269,591																																			
FOP		28	30	2004	8	1,012																																			
UOP		128	20	2016	26	3,288																																			
TOTALS		2,288			2,166	273,891																																			
EXTRA FEATURES		17276 PURE COUNTRY LN, HILLIARD															BLD DATE										LGL DATE					05/12/2026					MLU				
																	XF DATE										LAND DATE														
																	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	0940	SHEDS/PORT	0 100	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	20	772																										
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																										
LAND DESCRIPTION																	TOTAL OB/XF 3,782																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000																								
2	000100	C	RES	100	0007	OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	247,000																								

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