

KIRKUS DONNA/VANZANT JERI
25190 CR 121
HILLIARD, FL 32046-5361

2026

[illegible]

KIRKUS DONNA/VANZANT JERI
25190 CR 121
HILLIARD, FL 32046-5361

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																																																																																																																																																																																																																																																																																																																																																																																																									
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																					
Exterior Wall	03	VINYL 100	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00	Tax Group: 4	Tax Dist:																																																																																																																																																																																																																																																																																																																																																																																																																								
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00	Heated Area: 1512																																																																																																																																																																																																																																																																																																																																																																																																																											
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00	HX Base Yr																																																																																																																																																																																																																																																																																																																																																																																																																											
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Interior Wall	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Air Condition	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Heating Type	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Bedrooms	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Bathrooms	03	GABLE/HIP 100	03	COMP SHNGL 90	01	MINIMUM 10	05	DRYWALL 100	14	CARPET 70	08	SHT VINYL 30	03	CENTRAL 100	04	AIR DUCTED 100	3	100	2	100	0820	02	1,566	116.6000	99.11	155,206	1993	1993	0	0	0	70.00	30.00																																																																																																																																																																																																																																																																																																																																																																																																																												
Frame	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100																																																																																																																																																																																																																																																																																																																																																																																																																											
Stories	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100																																																																																																																																																																																																																																																																																																																																																																																																																											
Units	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100	02	WOOD FRAME 100																																																																																																																																																																																																																																																																																																																																																																																																																											
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