



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT		CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		31	HARDIE BRD 100		6500	01	912	86.4000	33.70	30,734	2008	2008	0	0	0	24.00	76.00	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES 100% - 2012										Heated Area: 912										HX Base Yr 2012									
Roof Cover		03	COMP SHNGL 100		24 38 BAS 2008 38 24										BUILDING MARKET VALUE										215,100									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										5,239									
Interior Floo		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET										101,460									
Air Condition		99	N/A 100												TOTAL MARKET VALUE										241,053									
Heating Type			N/A 100												SOH/AGL Deduction										69,913									
Bedrooms			0 100												ASSESSED VALUE										171,140									
Bathrooms			0 100												TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										119,729									
Stories		1.	1. 100												TOTAL JUST VALUE										321,799									
Units			0 100												NCON VALUE										0									
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										398,515																			
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	912	100	2008	912	23,358																													
TOTALS		912		912	23,358																													
EXTRA FEATURES					456375 OLD DIXIE HWY, HILLIARD										BLD DATE					LGL DATE														
															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																		
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864																			
3	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	2011	2011	3	56	2,016																			
6	0351	CARPORT MT	0 100	36	16	576.00	SF	6.30	6.30	100	2016	2016	3	65	2,359																			

JOHNSON EDITH JEANETTE L/E/
456375 OLD DIXIE HWY
HILLIARD, FL 32046-8443

34-3N-24-0000-0005-0010

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