

GREENE DAVID R & LINDA J L/E/
48182 BOW HUNTER LANE
HILLIARD, FL 32046

48-4N-25-0000-0001-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	20	FACE BRICK 100								0100	01	2,480	110.0000	115.50	286,440	1995	1995	0	0	22.50	77.50	VALUATION BY								STANDARD															
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 1983										Heated Area: 1948										HX Base Yr 1983										Tax Group: 4		Tax Dist:			
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										221,991					
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										4,323					
Interior Floo	14	CARPET 70																												TOTAL LAND VALUE - MARKET										186,600					
Interior Floo	08	SHT VINYL 30																												TOTAL MARKET VALUE										255,460					
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										88,096					
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										167,364					
Bedrooms		2 100																												TOTAL EXEMPTION VALUE										HX HB 51,411					
Bathrooms		2.5 100																												BASE TAXABLE VALUE										115,953					
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										412,914					
Stories	1.	1. 100																												NCON VALUE										0					
Units		0 100																												INCOME VALUE															
BUD8 Adjustme	04	DIST 01 100																												PREVIOUS YEAR MKT VALUE										433,347					
Occupancy	00	NONE 100																																											