



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	AP	NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	05	AVERAGE 100	0100	01	628	115.5000	104.24	65,463	1964	1964	0	0	30	21.75	48.25	STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021														Heated Area: 628														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floor	09	PINE WOOD 100																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		2 100																																										
Bathrooms		1 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	1.	1. 100																																										
Units		0 100																																										
BUD8 Adjustme	06	DIST 1D 100																																										
Occupancy	00	NONE 100																																										
Quality			03	Quality Level 03																																								
DOR CODE			0100 SINGLE FAMILY																																									
MAP NUM			MKT AREA 09																																									
NEIGHBORHOOD/LOC			9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	628	100	628	31,586																																								
TOTALS			628	628	31,586																																							
EXTRA FEATURES					3926 CR 108, HILLIARD																																							
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																												
																		BLD DATE												LGL DATE														
																		XF DATE												LAND DATE														
																		INC DATE												AG DATE														
																		06/13/2023												MLU														
BUILDING NOTES																																												
BUILDING DIMENSIONS																																												
BAS=[YR=1993] W34 S16 E20 S6 E14 N22 \$.																																												
LAND DESCRIPTION																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																											
REVIEW DATE 08/16/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																												