



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	PAGE 1 of 1 6										
Exterior Wall	11	BD/BTN AVG 100	0100	01	1,225	133.2738	120.28	147,343	1920	1990	0	10	016.00	74.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2008										Heated Area: 1148												
Roof Cover	01	MINIMUM 100											HX Base Yr 2008												
Interior Wall	05	DRYWALL 60																							
Interior Wall	06	CUST PANEL 40																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
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	05	Quality Level 05																							
DOR CODE	5000IMPROVED AG																								
MAP NUM			MKT AREA		09																				
NEIGHBORHOOD/LOC	9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	468	100	468	41,655																					
BAS	680	100	680	60,525																					
UOP	384	20	77	6,854																					
TOTALS	1,532		1,225	109,034																					
EXTRA FEATURES					14255 COW PEN LN, 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										
1	0940	SHEDS/PORT	0100	16 12	192.00	SF	21.30	21.30	100	2002	2002	3	21	859											
2	0680	POLE SHED	0100	16 11	176.00	SF	10.00	10.00	100	2002	2002	3	32	563											
3	0680	POLE SHED	0100	16 12	192.00	SF	10.00	10.00	100	2002	2002	3	32	614											
4	0680	POLE SHED	0100	12 8	96.00	SF	10.00	10.00	100	2002	2002	3	32	307											
5	0940	SHEDS/PORT	0100	12 10	120.00	SF	30.00	30.00	100	2002	2002	3	21	756											
6	0681	POLE SHED	0100	0 0	1,900.00	SF	15.00	15.00	100	2012	2012	3	71	20,235											
7	0200	BARN WD 0-	0100	30 30	900.00	SF	20.00	20.00	100	2012	2012	3	71	12,780											
LAND DESCRIPTION					TOTAL OB/XF										36,114										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000								
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	440.00	440.00	3,520								
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	500.00	500.00	400								
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	8.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	167,200								
REVIEW DATE 03/31/2020 BY TWA Total Acres: 10.00 Total Land Value: 39,920 Market: 167,200 Agricultural: 3,920 Common: 36,000 PRINTED 08/02/2023 BY SYS																									