

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	FNC1	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100					0100	01	2,148	98.9800	89.33	191,881	1940	1970	0	0	0	20.25	79.75	STANDARD											
Roof Structur	03	GABLE/HIP 100					1 SINGLE FAM - 100% - 2023													Heated Area: 1952						HX Base Yr 2023					
Roof Cover	03	COMP SHNGL 100					The floor plan shows a main rectangular building with several smaller additions. Key areas are labeled: BAS 1993 (Basement), FOP 1993 (Front Porch), and another FOP 1993 (Front Porch). Dimensions include lengths like 32, 22, 8, 16, 24, 34, 16, 7, 17, 18, 14, 6, 13, 3, 2, 30, 4, 7, 29, 16, 16, 14, 6, 13, 3, 2, 30, 4, 7, 29, 16, 16, 14, 6, 13, 3, 2, 30, 4, 7, 29.																								
Interior Wall	05	DRYWALL 90																													
Interior Wall	04	PLYWOOD 10																													
Interior Floo	09	PINE WOOD 90																													
Interior Floo	12	HARDWOOD 10																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame Stories	02	WOOD FRAME 100																													
Units	1.	1. 100																													
BUD8 Adjustme	04	DIST 01 100																													
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	1,952	100	1,952	139,062																											
FOP	84	30	25	1,781																											
FOP	112	30	34	2,422																											
FOP	456	30	137	9,760																											
TOTALS		2,604		2,148	153,025	37141 MARSHALL LN, HILLIARD										BLD DATE		LGL DATE		06/13/2023		MLU									
EXTRA FEATURES												XF DATE		LAND 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															
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																
2	0810	CONCRETE A	0 100	16	16	256.00	SF	6.50	6.50	100	1980	1980	3	35	582																
3	0510	GARAGE WD-	0 100	32	16	512.00	SF	21.00	21.00	100	1980	1980	3	20	2,150																
6	0681	POLE SHED	0 100	8	28	224.00	SF	15.00	15.00	100	1989	1989	3	20	672																
7	0810	CONCRETE A	0 100	15	16	240.00	SF	6.50	6.50	100	1990	1990	3	62	967																
LAND DESCRIPTION												TOTAL OB/XF 6,086																			
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000														
REVIEW DATE		06/28/2018		BY	TWX		Total Acres: 1.00		Total Land Value: 30,000		Market: 0		Agricultural: 0		Common: 30,000		PRINTED 08/02/2023 BY SYS														