

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	05	AVERAGE 100								0100	01	1,602	131.3760	118.57	189,949	2005	2005	0	0	0	8.00	92.00																											
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2003										Heated Area: 1568										HX Base Yr 2003																			
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	12	HARDWOOD 100																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Occupancy	00	NONE 100																																															
Quality		06 Quality Level 06																																															
DOR CODE		5000 IMPROVED 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		1,568		100		1,568		171,045																																									
DCK		24		10		2		218																																									
FOP		108		30		32		3,490																																									
TOTALS		1,700				1,602		174,753																																									
EXTRA FEATURES										14118 TURKEY MEADOW LN, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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	0681	POLE SHED		0	100	50	18	900.00	SF	11.25	11.25	100	2003	2003	3	36	3,645																																
2	0681	POLE SHED		0	100	72	35	2,520.00	SF	15.00	15.00	100	2012	2012	3	71	26,838																																
6	0681	POLE SHED		0	100	72	14	1,008.00	SF	15.00	15.00	100	2015	2015	3	81	12,247																																
7	0681	POLE SHED		0	100	72	14	1,008.00	SF	15.00	15.00	100	2015	2015	3	81	12,247																																