



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												
Exterior Wall	05	AVERAGE 100	0100	01	1,884	105.8400	95.52	179,960	1999	2004	0	0	0	8.50	91.50	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2008													Heated Area: 1506											
Roof Cover	12	MODULAR MT 100	24													25											
Interior Wall	05	DRYWALL 100	9													9											
Interior Floo	14	CARPET 80	24													24											
Interior Floo	08	SHT VINYL 20	9													9											
Air Condition	03	CENTRAL 100	24													24											
Heating Type	04	AIR DUCTED 100	24													24											
Bedrooms	3	100	24													24											
Bathrooms	2	100	24													24											
Frame	02	WOOD FRAME 100	24													24											
Stories	1.	1. 100	24													24											
Units	0	100	24													24											
Occupancy	00	NONE 100	24													24											
Quality			03	Quality Level 03												STANDARD											
DOR CODE			5000	IMPROVED AG												Tax Group: 6											
MAP NUM			MKT AREA												Tax Dist:												
NEIGHBORHOOD/LOC			9001.00												164,663												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										TOTAL MARKET OB/XF VALUE													
BAS	1,506	100	1,506	131,625										30,298													
DCK	211	10	21	1,835										TOTAL LAND VALUE - MARKET													
FGR	428	55	235	20,539										TOTAL MARKET VALUE													
FOP	120	30	36	3,147										SOH/AGL Deduction													
FSP	216	40	86	7,517										ASSESSED VALUE													
TOTALS			2,481	1,884	164,663										TOTAL EXEMPTION VALUE												
EXTRA FEATURES			18634 HOOT OWL HOLW, HILLIARD													13											
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	BASE TAXABLE VALUE										
1	1242	WD DECK A	0	0	25	10	250.00	SF	10.00	10.00	100	2002	2002	3	21	525	22,408										
3	0510	GARAGE WD-	0	0	22	20	440.00	SF	26.25	26.25	100	2002	2002	3	32	3,696	TOTAL JUST VALUE										
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	581,161										
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	NCON VALUE										
6	0681	POLE SHED	0	0	20	40	800.00	SF	11.25	11.25	100	2009	2009	3	60	5,400	INCOME VALUE										
7	0940	SHEDS/PORT	0	0	16	11	176.00	SF	21.30	21.30	100	2002	2002	3	21	787	PREVIOUS YEAR MKT VALUE										
8	0681	POLE SHED	0	100	40	40	1,600.00	SF	15.00	15.00	100	1995	1995	3	24	5,760											
9	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	2000	2000	3	80	2,130											
LAND DESCRIPTION			TOTAL OB/XF													30,298											
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									
1	005000	C	RURAL HOME	100	0007		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000										
2	005600	A	TIMBER 3 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	410.00	410.00	2,050										
3	005902	A	HARDWOOD SI	0			0.00	0.00	18.30	AC		1.00	1.00	1.00	175.00	175.00	3,202										
4	009910	M	MKT. VAL. AG	0			0.00	0.00	23.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	326,200										
REVIEW DATE			10/09/2019	BY	TWA	Total Acres: 25.30		Total Land Value: 65,252		Market: 326,200		Agricultural: 5,252		Common: 60,000		PRINTED 08/02/2023 BY SYS											