



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	20	FACE BRICK 100	0900	01	2,470	95.9040	113.89	281,308	1995	2000	0	0	0	16.50	83.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1996													Heated Area: 2077														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1996														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	08	SHT VINYL 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2.5 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
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	2,077	100	2,077	197,519																										
FGR	522	55	287	27,293																										
FOP	96	30	29	2,758																										
FSP	192	40	77	7,323																										
TOTALS			2,887		2,470	234,892																								
EXTRA FEATURES			272754 CONNER NELSON RD, 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	0810	CONCRETE A	0 100	0	0	405.00	SF	6.50	6.50	100	1995	1995	3	72	1,895															
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765															
TOTAL OB/XF																	4,660													
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	000115	C	SFR ACRES	100		OR			4.06	AC		1.00	1.00	1.00	25,000.00	25,000.00	101,500													
REVIEW DATE 07/07/2023 BY WWA Total Acres: 4.06 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/02/2023 BY SYS																														