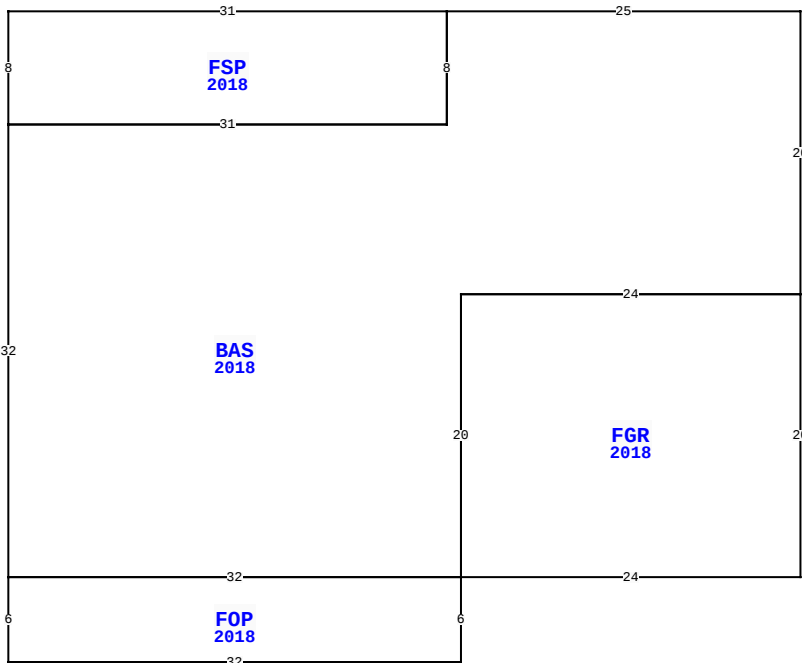


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		20	FACE BRICK 100			0900	01	1,933	118.6437	140.89	272,340	2018	2018	0	0	0	3.00	97.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100			1 SNGL FAM - 100% - 2022										Heated Area: 1512										HX Base Yr									
Roof Cover		03	COMP SHNGL 100													Tax Group: 4					Tax Dist:					264,170									
Interior Wall		05	DRYWALL 100													BUILDING MARKET VALUE					8,573														
Interior Floo		13	LVT/LAMNT 70													TOTAL MARKET OB/XF VALUE					31,200														
Interior Floo		11	CLAY TILE 30													TOTAL LAND VALUE - MARKET					303,943														
Air Condition		03	CENTRAL 100													TOTAL MARKET VALUE					0														
Heating Type		04	AIR DUCTED 100													SOH/AGL Deduction					303,943														
Bedrooms			3 100													ASSESSED VALUE					13														
Bathrooms			2 100													TOTAL EXEMPTION VALUE					0														
Frame		02	WOOD FRAME 100													BASE TAXABLE VALUE					303,943														
Stories		0	0 100													TOTAL JUST VALUE					0														
Units			0 100			NCON VALUE					0																								
Occupancy		00	NONE 100			INCOME VALUE					256,298																								
Quality		04	Quality Level 04																																
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	1,512	100	1,512	206,635																															
FGR	480	55	264	36,079																															
FOP	192	30	58	7,927																															
FSP	248	40	99	13,530																															
TOTALS					2,432		1,933	264,170																											
EXTRA FEATURES					272360 CONNER NELSON RD, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU												
															XF DATE				LAND DATE																
															INC DATE				AG 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	0812	CONCRETE C	0	100	0	0	2,187.00	SF	4.00	4.00	100	2018	2018	3	98	8,573																			
LAND DESCRIPTION					TOTAL OB/XF										8,573																				
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			0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200																		
REVIEW DATE					10/24/2018	BY	TW	Total Acres: 1.04		Total Land Value: 31,200		Market: 0		Agricultural: 0		Common: 31,200		PRINTED 08/02/2023 BY SYS																	