



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 4											
Exterior Wall	21	STONE 70	0500	01	10,028	111.3400	158.66	1,591,042	1986	1993	0	0	0	14.50	85.50	VALUATION SUMMARY										
Exterior Wall	12	CEDAR 30	1 SFR CUST - 100% - 0													STANDARD										
Roof Structur	03	GABLE/HIP 100	Heated Area: 8245													Tax Group: 4										
Roof Cover	03	COMP SHNGL 100	HX Base Yr													Tax Dist:										
Interior Wall	08	DECORATIVE 60														BUILDING MARKET VALUE										
Interior Wall	06	CUST PANEL 40														TOTAL MARKET OB/XF VALUE										
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET										
Interior Floo	11	CLAY TILE 20														TOTAL MARKET VALUE										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										
Bedrooms	3	100														TOTAL EXEMPTION VALUE										
Bathrooms	3	100														BASE TAXABLE VALUE										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE										
Stories	1.	1. 100														NCON VALUE										
Units	0	100	INCOME VALUE																							
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE																							
Occupancy	00	NONE 100																								
Quality	03	Quality Level 03																								
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	3,034	100	3,034	411,575																						
BAS	790	100	790	107,167																						
BAS	3,023	100	3,023	410,083																						
BAS	115	100	115	15,600																						
BAS	432	100	432	58,603																						
BAS	851	100	851	115,442																						
FEP	532	80	426	57,789																						
FGR	924	55	508	68,912																						
FGR	1,092	55	601	81,529																						
FOP	49	30	15	2,035																						
TOTALS	11,358		10,028	1,360,341	** This building has 12 Sub-Areas																					
EXTRA FEATURES					17390 PARADISE DR, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240										
2	0861	POOL GUNIT	0	100	0	0	612.00	SF	85.00	85.00	100	1986	1986	3	20	10,404										
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	60.00	60.00	100	1986	1986	3	20	1,200										
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	60.00	60.00	100	1986	1986	3	20	1,200										
7	1129	STONE 8"	0	100	0	0	464.00	SF	15.75	15.75	100	1988	1988	3	85	6,212										
8	0855	CONC PAVER	0	100	0	0	2,245.00	SF	7.00	7.00	100	1995	1995	3	72	11,315										
9	0830	FLAGSTONE	0	100	0	0	809.00	SF	12.00	12.00	100	1995	1995	3	72	6,990										
10	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	5,530										
11	0525	GAZEBO	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	1997	1997	3	26	1,950										
12	1242	WD DECK A	0	100	28	22	616.00	SF	10.00	10.00	100	1997	1997	3	20	1,232										
LAND DESCRIPTION					TOTAL OB/XF 47,273																					
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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
2	005010	A	SVCE ACRGE	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500									
3	005902	A	HARDWOOD SI	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	175.00	175.00	2,450									
4	006000	A	PAST1/HAY	0			0.00	0.00	6.33	AC		1.00	1.00	1.00	440.00	440.00	2,785									
5	009910	M	MKT. VAL. AG	0			0.00	0.00	23.33	AC		1.00	1.00	1.00	14,000.00	14,000.00	326,620									
REVIEW DATE 06/06/2022 BY TWA Total Acres: 24.33 Total Land Value: 36,735 Market: 326,620 Agricultural: 6,735 Common: 30,000 PRINTED 08/02/2023 BY SYS																										

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		TAX DIST		STANDARD	
Exterior Wall		25		MOD METAL 100		6500		01		1,368		47.8400		16.74		22,900		1999		1999		0		0		0 37.00		63.00		Tax Group: 4					
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE		1,473,651			
Roof Cover		12		MODULAR MT 100																										TOTAL MARKET OB/XF VALUE		254,996			
Interior Wall		07		NONE 100																										TOTAL LAND VALUE - MARKET		356,620			
Interior Floo		03		CONC FINSH 100																										TOTAL MARKET VALUE		1,765,382			
Air Condition		01		NONE 100																										SOH/AGL Deduction		902,489			
Heating Type		01		NONE 100																										ASSESSED VALUE		862,893			
Bedrooms				0 100																								TOTAL EXEMPTION VALUE		HX HB		50,000			
Bathrooms				0 100																										BASE TAXABLE VALUE		812,893			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		2,085,267			
Stories		1.		1. 100																										NCON VALUE		0			
Units				0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		1,519,001			
Quality		03		Quality Level 03																															
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		1,368		100		1,368		14,427																											

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CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 4																																											
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Exterior Wall	25	MOD METAL 100								4803	04	4,895	45.9000	21.80	106,711	1999	1999	0	0	0	29.00	71.00	Tax Group: 4								Tax Dist:																																
Roof Structur	03	GABLE/HIP 100								4 STOR WAREH - 0% - 0														Heated Area: 4860														HX Base Yr																									
Roof Cover	12	MODULAR MT 100								54 61 90 12 29 29 12 42 BAS 1999 GOF 1999																										BUILDING MARKET VALUE														1,473,651													
Interior Wall	07	NONE 100																																		TOTAL MARKET OB/XF VALUE														254,996													
Interior Floo	03	CONC FINSH 100																																		TOTAL LAND VALUE - MARKET														356,620													
Air Condition	01	NONE 100																																		TOTAL MARKET VALUE														1,765,382													
Heating Type	01	NONE 100																																		SOH/AGL Deduction														902,489													
Fixtures	0	100																																		ASSESSED VALUE														862,893													
Frame	01	TYP WD 100																																		TOTAL EXEMPTION VALUE														HX HB 50,000													
Story Height	12	100																																		BASE TAXABLE VALUE														812,893													
RMS	0	100																																		TOTAL JUST VALUE														2,085,267													
Stories	1.	1. 100								NCON VALUE														0																																							
Units	0	100								INCOME VALUE																																																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE														1,519,001																																							