



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	PD	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 70	0100	01	1,662	103.4100	93.33	155,114	1926	1980	0	0	50	17.68	50.00	STANDARD											
Exterior Wall	10	ABOVE AVG 30	1 SINGLE FAM - 100% - 2021													Heated Area: 1620											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021											
Roof Cover	12	MODULAR MT 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	11	CLAY TILE 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		1 100																									
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	1,620	100	1,620	75,598																							
DCK	400	10	40	1,867																							
STP	24	10	2	94																							
TOTALS			2,044		1,662	77,557																					
EXTRA FEATURES			37885 KINGS FERRY 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											
4	0851	PATIO STON	0 100	0	0	3,069.00	SF	0.75	0.75	100	2010	2010	3	92	2,118												
5	0100	BAR-B-Q	0 100	0	0	2.00	UT	200.00	200.00	100	2010	2010	3	50	200												
6	0810	CONCRETE A	0 100	0	0	44.00	SF	6.50	6.50	100	1960	1960	3	20	57												
7	0510	GARAGE WD-	0 100	16	16	256.00	SF	28.00	28.00	100	2004	2004	3	40	2,867												
TOTAL OB/XF 5,242																											
LAND DESCRIPTION																											
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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000										
REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																											

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/1851	3/24/2020	WD	Q	I	02	159,000

GRANTOR: ROMANO KIPPPIE JO HERI
GRANTEE: GREEN BARBARA S & C
2285/0846 6/24/2019 PR U I 19 100
GRANTOR: ROMANO KIPPPIE J H PR
GRANTEE: ROMANO KIPPPIE & KEN

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2002] W8 N4 W10 BAS=[YR=1993] W20 S54 E11
STP=[YR=2010] S3 E8 N3 W8\$ E27 N30 W18 N24\$ S24 E18 N20\$.

[illegible]