



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	16	WD FR STUC 100	0900	01	5,474	97.0425	115.24	630,824	2017	2017	0	0	0	2.50	97.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 4425														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	5	100																												
Bathrooms	4	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		05									
NEIGHBORHOOD/LOC			5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	4,425	100	4,425	497,189																										
FGR	896	55	493	55,393																										
FOP	495	30	148	16,630																										
FOP	656	30	197	22,134																										
FST	384	55	211	23,708																										
TOTALS			6,856	5,474	615,053																									
EXTRA FEATURES			47355 TURKEY TOWN LN, 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	0811	CONCRETE B	0	100	0	0	1,114.00	SF	5.20	5.20	100	2017	2017	3	97	5,619														
2	0861	POOL GUNIT	0	100	0	0	508.00	SF	85.00	85.00	100	2018	2018	3	90	38,862														
3	0855	CONC PAVER	0	100	0	0	1,566.00	SF	10.00	10.00	100	2018	2018	3	98	15,347														
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	860														
TOTAL OB/XF 60,688																														
LAND DESCRIPTION			TOTAL OB/XF 60,688																											
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	0005	OR	0.00	0.00	4.89	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,020													
REVIEW DATE 03/06/2020 BY KBP Total Acres: 4.89 Total Land Value: 88,020 Market: 0 Agricultural: 0 Common: 88,020 PRINTED 08/02/2023 BY SYS																														