

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	19	COMMON BRK 100								0900	01	2,451	101.0880	120.04	294,218	1966	1985	0	0	0	28.50	71.50	VALUATION BY		STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0Heated Area: 1925HX Base Yr BAS 1993FOP 1993FGR 1993														Tax Group: 6		Tax Dist:								210,366							
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE										20,689							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										739,500							
Interior Floo	09	PINE WOOD 100																						TOTAL LAND VALUE - MARKET										304,865							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE										131,401							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction										173,464							
Bedrooms		3 100																						ASSESSED VALUE										55,000							
Bathrooms		2 100																						TOTAL EXEMPTION VALUE		HX HB WX								118,464							
Frame	03	MASONRY 100																						BASE TAXABLE VALUE										970,555							
Stories	1.	1. 100																						NCON VALUE										0							
Units		0 100								INCOME VALUE										219,435																					
BUD8 Adjustme	06	DIST 1D 100								BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU														PREVIOUS YEAR MKT VALUE																	
Occupancy	00	NONE 100																																							
Quality	01	Quality Level 01																																							
DOR CODE	5902	HARDWOOD SI 60-69																																							
MAP NUM		MKT AREA								09																															
NEIGHBORHOOD/LOC	9001.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,925	100	1,925	165,220																																					
FGR	672	55	370	31,757																																					
FOP	24	30	7	601																																					
FOP	496	30	149	12,788																																					
TOTALS	3,117		2,451	210,366	16451 OAK HILL RD, HILLIARD																																				
EXTRA FEATURES					16451 OAK HILL 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	0200	BARN WD 0-	0 100	0 0	1,500.00	SF	20.00	20.00	100	1980	1980	3	20	6,000																											
2	0861	POOL GUNIT	0 100	0 0	300.00	SF	85.00	85.00	100	2005	2005	3	44	11,220																											
3	0845	KOOL DECK	0 100	0 0	550.00	SF	7.25	7.25	100	2005	2005	3	87	3,469																											
LAND DESCRIPTION					TOTAL OB/XF 20,689																																				
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
2	006005	A	PAST/GRAZE	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	440.00	440.00	8,360																								
3	005500	A	TIMBER 2 SI	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	550.00	550.00	8,250																								
4	005600	A	TIMBER 3 SI	0			0.00	0.00	45.00	AC		1.00	1.00	1.00	410.00	410.00	18,450																								
5	005902	A	HARDWOOD SI	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	175.00	175.00	8,750																								
6	009910	M	MKT. VAL. AG	0			0.00	0.00	129.00	AC		1.00	1.00	1.10	5,000.00	5,500.00	709,500																								
REVIEW DATE	08/07/2018	BY	TWX	Total Acres: 130.00		Total Land Value: 73,810				Market: 709,500				Agricultural: 43,810				Common: 30,000				PRINTED 08/02/2023 BY SYS																			