



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	14	WD SHINGLE 100	0900	01	1,546	101.8980	121.00	187,066	1975	1980	0	0	21.00	79.00	STANDARD																																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1536 HX Base Yr																																						
Roof Cover	03	COMP SHNGL 100														VALUATION BY																																						
Interior Wall	04	PLYWOOD 50														Tax Group: 6										Tax Dist:																												
Interior Wall	05	DRYWALL 50														BUILDING MARKET VALUE										147,782																												
Interior Floo	07	CORK/VTILE 100														TOTAL MARKET OB/XF VALUE										4,706																												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										131,100																												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										283,588																												
Bedrooms	2	100														SOH/AGL Deduction										98,324																												
Bathrooms	2	100														ASSESSED VALUE										185,264																												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										0																												
Stories	1.	1. 100														BASE TAXABLE VALUE										185,264																												
Units	0	100	TOTAL JUST VALUE										283,588																																									
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE										0																																									
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										190,480																															
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	1,536	100	1,536	146,826																																																		
PTO	192	5	10	956																																																		
TOTALS		1,728	1,546	147,782																																																		
EXTRA FEATURES															16684 OAK HILL RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/16/2023 MLU									
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	0940	SHEDS/PORT	0	0	0	0	96.00	SF	30.00	30.00	100	1965	1965	3	20	576																																						
2	0510	GARAGE WD-	0	0	16	25	400.00	SF	35.00	35.00	100	1974	1974	3	20	2,800																																						
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330																																						
LAND DESCRIPTION																		TOTAL OB/XF										4,706																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	6.90	AC		1.00	1.00	1.00	19,000.00	19,000.00	131,100																																					
REVIEW DATE 11/17/2022 BY WWX Total Acres: 6.90 Total Land Value: 131,100 Market: 0 Agricultural: 0 Common: 131,100 PRINTED 08/02/2023 BY SYS																																																						