



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	5	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,219	100	2,219	133,630
UDU	108	55	59	3,553
UOP	21	20	4	241
UST	168	45	76	4,577
TOTALS	2,516		2,358	142,001

EXTRA FEATURES													
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
1	0200	BARN WD 0-	0	100	0	360.00	SF	20.00	20.00	100	1980	1980	3 20
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3 49

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.80	AC		1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,358	87.2200	78.72	185,622	1975	1975	0	0	23.50	76.50	
1 SINGLE FAM - 100% - 0												
Heated Area: 2219												
HX Base Yr												
2659 LOTT RD, HILLIARD												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		142,001	
TOTAL MARKET OB/XF VALUE		3,155	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		265,156	
SOH/AGL Deduction		146,576	
ASSESSED VALUE		118,580	
TOTAL EXEMPTION VALUE		118,580	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		265,156	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0497/1109	9/01/1986	WD	U	I		400	
GRANTOR:							
GRANTEE:							
0497/1108	9/01/1986	QC	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W12 N14 W38 N8 W24 S42 E24 N6 UOP=[YR=1993] E7 N3 W7S3\$ N3 E7 S3 E43 N14\$ UST=[YR=1993] N14 W12 S14E12\$ PTR=E25 UDU=[YR=1993] E12 N9 W12S9\$W25\$.													