



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 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
BAS	1,500	100
DCR	400	10
FGR	540	55
FOP	50	30
FOP	200	30
TOTALS	2,690	1,912

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,912	111.7200	100.83	192,787	1979	1979	0	0	29.65	70.35
1 SINGLE FAM - 100% - 2005 Heated Area: 1500 HX Base Yr 2005											
2539 LOTT RD, HILLIARD											
BLD DATE: 06/16/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981
3	0510	GARAGE WD-	0 100	27	20	540.00	SF	35.00	35.00	100	2000
4	0810	CONCRETE A	0 100	16	6	96.00	SF	6.50	6.50	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.40	AC	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1		6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		135,626		
TOTAL MARKET OB/XF VALUE		7,502		
TOTAL LAND VALUE - MARKET		110,000		
TOTAL MARKET VALUE		253,128		
SOH/AGL Deduction		130,806		
ASSESSED VALUE		122,322		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		72,322		
TOTAL JUST VALUE		253,128		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		196,014		

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W38 FOP=[YR=1993] N10 DCK=[YR=2004] N20 W20 S20 E20 \$ W20 S10 E20 \$ W12 FGR=[YR=1993] W18 S30 E18 N30 \$ S30 E12 FOP=[YR=1993] S5 E10 N5 W10 \$ E38 N30 \$.											