

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2			3											
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		15	CONC BLOCK 100							8600	04	600	68.0400	16.33	9,798	1980	1980	0	0	0	50.00	50.00	VALUATION BY										STANDARD											
Roof Structur		04	WOOD TRUSS 100							1 BARN - 0% - 0														Heated Area: 600										HX Base Yr										
Roof Cover		03	COMP SHNGL 100							20 30 20 30 BAS 1993														BUILDING MARKET VALUE										4,899										
Interior Wall		01	MINIMUM 100																					TOTAL MARKET OB/XF VALUE										45,852										
Interior Floo		03	CONC FINSH 100																					TOTAL LAND VALUE - MARKET										157,149										
Air Condition		01	NONE 100																					TOTAL MARKET VALUE										207,900										
Heating Type		01	NONE 100																					SOH/AGL Deduction										42,021										
Fixtures		01	4 100																					ASSESSED VALUE										165,879										
Frame		03	MASONRY 100																					TOTAL EXEMPTION VALUE										04	165,879									
Story Height		8	100																					BASE TAXABLE VALUE										0										
RMS		2	100																					TOTAL JUST VALUE										207,900										
Stories		1.	1. 100																					NCON VALUE										0										
Units		0	100							INCOME VALUE																																		
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										191,835																								
Quality		03	Quality Level 03																																									
DOR CODE		8900	MUNICIPAL																																									
MAP NUM			MKT AREA				06																																					
NEIGHBORHOOD/LOC		6001	00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	600	100	600	4,899																																								
TOTALS		600		600	4,899																																							
EXTRA FEATURES										371093 OXFORD ST, HILLIARD										BLD DATE		04/11/2022		KK		LGL DATE		04/11/2022		KK		BUILDING NOTES												
																				XF DATE		04/11/2022				LAND DATE																		
																				INC DATE						AG DATE																		
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	0424	CL FNC 6'	0	0	0	0	1,290.00	LF	20.00	20.00	100	1980	1980	3	20	5,160																												
2	0425	CL FNC 8'	0	0	0	0	100.00	LF	10.65	10.65	100	1980	1980	3	20	213																												
3	0426	CL FNC 12'	0	0	0	0	54.00	LF	15.60	15.60	100	1980	1980	3	20	168																												
5	0812	CONCRETE C	0	0	0	0	1,880.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,722																												
7	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	1995	1995	3	72	3,370																												
8	0431	CL FNC 8B	0	0	0	0	336.00	LF	37.50	37.50	100	2001	2001	3	58	7,308																												
9	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2001	2001	3	58	696																												
11	0422	CL FNC 4'	0	0	0	0	282.00	LF	15.00	15.00	100	2003	2003	3	64	2,707																												
12	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2003	2003	3	88	330																												
13	0812	CONCRETE C	0	0	0	0	2,637.00	SF	4.00	4.00	100	2003	2003	3	84	8,860																												
LAND DESCRIPTION										TOTAL OB/XF										32,534																								
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	008900	C	MUNICIPAL	0	00006			459.00	420.00	459.50	FF	4	1.14	1.00	1.14	300.00	342.00	157,149																										

TOWN OF HILLIARD
P O BOX 249
HILLIARD, FL 32046-0249

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