



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	PAGE 1 of 1																										
Exterior Wall	20	FACE BRICK 100	0100	01	2,101	110.6420	99.85	209,785	2005	2005	0	0	0	12.75	87.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2006													Heated Area: 1752													HX Base Yr 2006												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	11	CLAY TILE 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM													MKT AREA										06																		
NEIGHBORHOOD/LOC			9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,752	100	1,752	152,633																																					
FGR	495	55	272	23,696																																					
FOP	110	30	33	2,875																																					
FOP	148	30	44	3,833																																					
TOTALS			2,505	2,101		183,037																																			
EXTRA FEATURES			37008 ILLINOIS ST, 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	0812	CONCRETE C	0	100	0	0	1,706.00	SF	4.00	4.00	100	2005	2005	3	87	5,937																									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																									
LAND DESCRIPTION			TOTAL OB/XF														9,087																								
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000115	C	SFR ACRES	100	0006	R2	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000																								
REVIEW DATE 10/01/2018 BY TWA Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS																																									