



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	0900	01	3,511	87.9660	104.46	366,759	2003	2003	0	0	0	14.25	85.75	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004													Heated Area: 3108										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												06										
NEIGHBORHOOD/LOC			6001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,108	100	3,108	278,398																						
FGR	630	55	346	30,993																						
FOP	189	30	57	5,106																						
TOTALS			3,927	3,511	314,496																					
EXTRA FEATURES					37395 W SEVENTH 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	0810	CONCRETE A	0 100	20 28	560.00	SF	3.25	3.25	100	1980	1980	3	35	637												
2	0811	CONCRETE B	0 100	0 0	802.00	SF	5.20	5.20	100	1999	1999	3	79	3,295												
3	0511	GARAGE CB-	0 100	30 30	900.00	SF	40.00	40.00	100	2016	2016	3	97	34,920												
4	0681	POLE SHED	0 100	30 12	360.00	SF	15.00	15.00	100	2019	2019	3	93	5,022												
LAND DESCRIPTION																										
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	000100	C	SFR	100	0005	R3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000									
REVIEW DATE 04/29/2020 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS																										