



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,248	100	1,248	91,469
FCP	420	25	105	7,696
FOP	72	30	22	1,612
USP	195	30	58	4,251
UST	90	45	40	2,932
TOTALS	2,025		1,473	107,960

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	14	20	280.00	SF	21.30	21.30	100	1989
3	0812	CONCRETE C	0 100	64	16	1,024.00	SF	4.00	4.00	100	1991

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	000100	C	SFR	100	0006	R2	85.00	210.00	85.00	FF	1.00

REVIEW DATE	10/01/2018	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,473	115.2600	104.02	153,221	1960	1960	0	0	29.54	70.46
1 SINGLE FAM - 100% - 0											
Heated Area: 1248											
HX Base Yr											
TOTALS											

361542 PINE ST, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
TOTAL OB/XF											
3,814											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R2	85.00	210.00	85.00	FF	1.00

REVIEW DATE	10/01/2018	BY	TWA
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		107,960	
TOTAL MARKET OB/XF VALUE		3,814	
TOTAL LAND VALUE - MARKET		25,500	
TOTAL MARKET VALUE		137,274	
SOH/AGL Deduction		79,215	
ASSESSED VALUE		58,059	
TOTAL EXEMPTION VALUE		HX HB WX 38,059	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		137,274	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
89030028	XFOB	850	03/03/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0085/0034	1/01/1968	TA	U	I		14,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W34 USP=[YR=1993] N10 W18 S5 W3 UST=[YR=1993] W18 S5 FCP=[YR=1993] S20 E21 N20 W21\$ E18 N5\$ S5 E21\$ W18 S24 E12 FOP=[YR=1993] S4 E18 N4 W18\$ E40 N24\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	25,500
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