



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	1,727	99.9000	118.63	204,874	2019	2019	0	0	0	2.25	97.75	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 0% - 0													Heated Area: 1452									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
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	1,452	100	1,452	168,375																					
FGR	399	55	219	25,395																					
FOP	44	30	13	1,507																					
FOP	144	30	43	4,986																					
TOTALS			2,039	1,727	200,264																				
EXTRA FEATURES					27200 W FOURTH AV, 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 0	0 0	1,139.00	SF	4.00	4.00	100	2019	2019	3	99	4,510											
LAND DESCRIPTION																									
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	000100	C	SFR	0	0005	R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500								
REVIEW DATE 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS																									