

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	VALUATION SUMMARY																
Exterior Wall		20	FACE BRICK 90		0900	01	1,783	98.9100	117.46	209,431	2001	2006	0	0	0	11.55	88.45	3																
Exterior Wall		30	VINYL 10		1 SNGL FAM - 100% - 2021										Heated Area: 1622										HX Base Yr 2021									
Roof Structure		03	GABLE/HIP 100		6 9 6 12 23 23 12 26 26 49 32 8 8 FST 2001 BAS 2001 FCP 2001 FOP 2001																													
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		13	LVT/LAMNT 60																															
Interior Floo		14	CARPET 40																															
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		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		1,622	100	1,622	168,515																													
FCP		276	25	69	7,169																													
FOP		208	30	62	6,442																													
FST		54	55	30	3,117																													
TOTALS		2,160		1,783	185,242																													
EXTRA FEATURES		27234 W THIRD AVE, HILLIARD														BLD DATE				LGL DATE														
																XF DATE				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	0811	CONCRETE B	0 100	42	12	504.00	SF	5.20	5.20	100	2001	2001	3	82	2,149																			
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2002	2002	3	83	324																			
LAND DESCRIPTION		TOTAL OB/XF															2,473																	
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	000100	C	SFR	100	0005	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000																	