



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	19	COMMON BRK 80	0100	01	1,308	127.4000	114.98	150,394	1975	1987	0	0	0	25.20	74.80	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2022													Heated Area: 1278 HX Base Yr 2022									
Roof Structur	03	GABLE/HIP 100														VALUATION SUMMARY									
Roof Cover	12	MODULAR MT 100														Tax Group: 3 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 112,495									
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE 2,691									
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 30,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 145,186									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 16,219									
Bedrooms	3	100														ASSESSED VALUE 128,967									
Bathrooms	1	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	03	MASONRY 100														BASE TAXABLE VALUE 78,967									
Stories	1.	1. 100	TOTAL JUST VALUE 145,186																						
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	03	DIST HI 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 125,211																						
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	1,025	100	1,025	88,156																					
BAS	209	100	209	17,975																					
FOP	100	30	30	2,580																					
SFB	55	80	44	3,784																					
TOTALS		1,389	1,308	112,495																					
EXTRA FEATURES		27278 MISSOURI ST, HILLIARD													BLD DATE 05/31/2007 JH LGL DATE XF DATE 05/31/2007 JH 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	0810	CONCRETE A	0 100	15 10	150.00	SF	6.50	6.50	100	1980	1980	3	35	341											
2	0810	CONCRETE A	0 100	25 3	75.00	SF	6.50	6.50	100	1990	1990	3	62	302											
3	0810	CONCRETE A	0 100	25 14	350.00	SF	6.50	6.50	100	2008	2008	3	90	2,048											
LAND DESCRIPTION		TOTAL OB/XF 2,691																							
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	100	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000								
REVIEW DATE 11/17/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																									