



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	30	VINYL 100	0900	01	1,291	102.5856	121.82	157,270	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1242										HX Base Yr																							
Roof Cover	03	COMP SHNGL 100	27 46 27 6 27 6 BAS 2021 FOP 2021																											BAS 2021										FOP 2021									
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	13	LVT/LAMNT 30																																															
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	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	1,242	100	1,242	151,300																																													
FOP	162	30	49	5,969																																													
TOTALS			1,404	1,291	157,270																																												
EXTRA FEATURES			27289 NEW FRONT 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	0811	CONCRETE B	0	0	0	0	876.00	SF	5.20	5.20	100	2021	2021	3	100	4,555																																	
2	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2021	2021	3	97	931																																	
LAND DESCRIPTION			TOTAL OB/XF 5,486																																														
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	0	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000																																
REVIEW DATE 07/22/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																																	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	157,270	
TOTAL MARKET OB/XF VALUE	5,486	
TOTAL LAND VALUE - MARKET	30,000	
TOTAL MARKET VALUE	192,756	
SOH/AGL Deduction	10,608	
ASSESSED VALUE	182,148	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	182,148	
TOTAL JUST VALUE	192,756	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	165,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210262	XFOB	0	12/07/2021
20210088	CO ISSUED	0	08/10/2021
20210032	DEMO SFR OR MH	0	02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/1588	9/27/2021	WD	Q	I	01	209,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: BROWN STEVEN WADE						
2435/0086	2/12/2021	WD	Q	I	05	55,600
GRANTOR: GIOVANNI PATRICK						
GRANTEE: INTACT CONSTRUCTION						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2021] W27 S46 FOP=[YR=2021] S6 E27 N6 W27\$ E27 N46\$.									