



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 2																										
Exterior Wall	07	ASB SHNGLE 100	0100	01	1,720	74.5000	67.24	115,653	1955	1970	0	0	0	33.50	66.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1649													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	09	PINE WOOD 90																																							
Interior Floo	08	SHT VINYL 10																																							
Air Condition	01	NONE 100																																							
Heating Type	02	CONVECTION 100																																							
Bedrooms		2 100																																							
Bathrooms		1 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA		05																																			
NEIGHBORHOOD/LOC			5001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,529	100	1,529	68,369																																					
BAS	120	100	120	5,366																																					
FOP	24	30	7	313																																					
UOP	12	20	2	89																																					
UOP	310	20	62	2,772																																					
TOTALS			1,995	1,720	76,909																																				
EXTRA FEATURES			151495 CR 108, 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	0681	POLE SHED	0 100	22	30	660.00	SF	15.00	15.00	100	1960	1960	3	20	1,980																										
2	0351	CARPORT MT	0 100	16	40	640.00	SF	10.00	10.00	100	1965	1965	3	20	1,280																										
3	0812	CONCRETE C	0 100	240	10	2,400.00	SF	4.00	4.00	100	2022	2022	3	100	9,600																										
LAND DESCRIPTION																	TOTAL OB/XF 12,860																								
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																								
REVIEW DATE 03/07/2023 BY KWX Total Acres: 5.00 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/02/2023 BY SYS																																									

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