



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 3										
Exterior Wall	05	AVERAGE 90	0900	01	2,366	93.7566	111.34	263,430	1975	1980	0	0	0	18.89	81.11	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 0													Heated Area: 1866 HX Base Yr									
Roof Structur	03	GABLE/HIP 100														Tax Group: 3 Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 213,668									
Interior Wall	04	PLYWOOD 50														TOTAL MARKET OB/XF VALUE 18,607									
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET 72,500									
Interior Floo	14	CARPET 90														TOTAL MARKET VALUE 259,050									
Interior Floo	08	SHT VINYL 10														SOH/AGL Deduction 128,768									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 130,282									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms	2	100														BASE TAXABLE VALUE 80,282									
Bathrooms	02	WOOD FRAME 100														TOTAL JUST VALUE 304,775									
Frame	1.	1. 100	NCON VALUE 0																						
Stories	03	DIST HI 100	INCOME VALUE																						
Units	00	NONE 100	PREVIOUS YEAR MKT VALUE 216,197																						
BUD8 Adjustme	00	NONE 100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
DOR CODE	5000	IMPROVED AG																							
MAP NUM		MKT AREA	06																						
NEIGHBORHOOD/LOC	6001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,614	100	1,614	145,757																					
BAS	252	100	252	22,758																					
FGR	520	55	286	25,828																					
FOP	205	30	62	5,599																					
USP	238	30	71	6,412																					
UST	180	45	81	7,315																					
TOTALS	3,009		2,366	213,668																					
EXTRA FEATURES					15959 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										
2	0510	GARAGE WD-	0 100	31 48	1,488.00	SF	35.00	35.00	100	1990	1990	3	20	10,416											
4	0681	POLE SHED	0 100	15 48	720.00	SF	15.00	15.00	100	1990	1990	3	20	2,160											
5	0812	CONCRETE C	0 100	0 0	2,850.00	SF	4.00	4.00	100	1985	1985	3	49.5	5,643											
8	0810	CONCRETE A	0 100	24 3	72.00	SF	6.50	6.50	100	2002	2002	3	83	388											
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	005000	C	RURAL HOME	100	0004	R1	0.00	0.00	1.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	26,000								
2	005010	A	SVCE ACRGE	0		R1	0.00	0.00	1.55	AC		1.00	1.00	1.00	500.00	500.00	775								
3	009910	M	MKT. VAL. AG	0		R1	0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500								
REVIEW DATE 07/22/2021 BY TWX																Total Acres: 2.55 Total Land Value: 26,775 Market: 46,500 Agricultural: 775 Common: 26,000 PRINTED 08/02/2023 BY SYS									