



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 100	0100	01	1,641	113.2200	102.18	167,677	2020	2020	0	0	0	1.50	98.50	VALUATION BY	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1419					HX Base Yr											
Roof Cover	03	COMP SHNGL 100											BAS 2020					FGR 2020											
Interior Wall	05	DRYWALL 100											FUP 2020																
Interior Floo	08	SHT VINYL 100																											
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		0 100																											
Occupancy	00	NONE 100																											
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	1,419	100	1,419	142,818																									
FGR	380	55	209	21,036																									
FOP	44	30	13	1,308																									
TOTALS			1,843		1,641		165,162																						
EXTRA FEATURES										15985 CR 108, HILLIARD										BLD DATE XF DATE INC DATE LGL DATE LAND 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	0812	CONCRETE C	0	0	0	0	1,576.00	SF	4.00	4.00	100	2020	2020	3	99	6,241													
									</																				