



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,829	100	1,829	238,392
FGR	440	55	242	31,542
FOP	119	30	36	4,692
FOP	174	30	52	6,778
TOTALS	2,562		2,159	281,404

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	834.00	SF	6.50	6.50	100	2022
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	6.91	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,159	109.7600	130.34	281,404	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 1829											
HX Base Yr 2023											
151604 CR 108, HILLIARD											

BLD DATE		LGL DATE	05/19/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,404	
TOTAL MARKET OB/XF VALUE		7,421	
TOTAL LAND VALUE - MARKET		110,560	
TOTAL MARKET VALUE		399,385	
SOH/AGL Deduction		45,156	
ASSESSED VALUE		354,229	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		304,229	
TOTAL JUST VALUE		399,385	
NCON VALUE		288,825	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2211698	CO ISSUED	0	09/01/2022
2211698	NEW CONSTR	268,075	08/01/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2452/0198	4/09/2021	SW	Q	V	01
GRANTOR: RAYDIENT LLC					
GRANTEE: WHITE JAMES & AIMEE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W12 FOP=[YR=2022] W17 S7 E17 N7\$ S7 W17 N7 W11 FGR=[YR=2022] N4 W22 S20 E22 N16\$ S16 W22 S24 E8 S2 E14 N12 E9 S6 E1 FOP=[YR=2022] S6 E29 N6 W29\$ E30 N15 E1 N6 W1 N15\$.					