



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 6																										
Exterior Wall	10	ABOVE AVG 100	0800	02	1,870	118.8000	83.16	155,509	2012	2012	0	0	0	28.00	72.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020													Heated Area: 1736													HX Base Yr												
Roof Cover	03	COMP SHNGL 100	56 31 BAS 2016 56 8 FOP 2016 56																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 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		0 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			5500			TIMBERLAND 80-89																																			
MAP NUM						MKT AREA			09																																
NEIGHBORHOOD/LOC			9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,736	100	1,736	103,944																																					
FOP	448	30	134	8,023																																					
TOTALS			2,184	1,870	111,966																																				
EXTRA FEATURES			3355 SMITH RD, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360																										
3	0751	UOP	0 100	12	10	120.00	SF	10.00	10.00	100	2013	2013	3	75	900																										
4	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2013	2013	3	65	3,744																										
5	1242	WD DECK A	0 100	30	15	450.00	SF	10.00	10.00	100	2018	2018	3	86	3,870																										
LAND DESCRIPTION			TOTAL OB/XF 11,874																																						
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
2	005500	A	TIMBER 2 SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	550.00	550.00	6,050																								
3	005901	A	HARDWOOD SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	225.00	225.00	1,800																								
4	009910	M	MKT. VAL. AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	133,000																								
REVIEW DATE			01/14/2021			BY			WWA			Total Acres: 20.00			Total Land Value: 37,850			Market: 133,000			Agricultural: 7,850			Common: 30,000			PRINTED 08/02/2023 BY SYS														

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

2067/0995

8/01/2016

QC

U

V

V

11

100

GRANTOR: JOHNS DWIGHT JACKSON

GRANTEE: NEWCOMB ANGELA DANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S31 FOP=[YR=2016] S8 E56 N8 W56\$ E56 N31\$.