

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 100		0100		MDL		01		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																	
Exterior Wall		03		GABLE/HIP 100		1 SINGLE FAM - 0% - 0		Heated Area: 1863		HX Base Yr																																							
Roof Structur		12		MODULAR MT 100																																													
Roof Cover		05		DRYWALL 100																																													
Interior Wall		11		CLAY TILE 60																																													
Interior Floo		14		CARPET 40																																													
Air Condition		03		CENTRAL 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms				2 100																																													
Bathrooms				1 100																																													
Frame		02		WOOD FRAME 100																																													
Stories		0		0 100																																													
Units		0		0 100																																													
Occupancy		00		NONE 100																																													
Quality		01		Quality Level 01																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA				09																																									
NEIGHBORHOOD/LOC		9001		00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,425		100		1,425		100,574																																									
BAS		28		100		28		1,976																																									
BAS		72		100		72		5,081																																									
BAS		120		100		120		8,469																																									
BAS		218		100		218		15,387																																									
FOP		6		30		2		141																																									
UST		16		45		7		494																																									
UST		36		45		16		1,129																																									
TOTALS		1,921				1,888		133,252																																									
EXTRA FEATURES										3052 CARROLL CORNER RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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																											
3	0810	CONCRETE A		0	0	20	10	200.00		SF	6.50		6.50		100	1993	1993	3	68	884																													
4	0680	POLE SHED		0	0	8	8	64.00		SF	10.00		10.00		100	2010	2010	3	64	410																													