



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												
Exterior Wall	20	FACE BRICK 80	0900	01	3,338	107.6124	127.79	426,563	2006	2006	0	0	0	11.10	88.90	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 100% - 2019													Heated Area: 2953 HX Base Yr 2019											
Roof Structure	08	IRREGULAR 100														Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 379,215											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 44,055											
Interior Floor	13	LVT/LAMMT 50														TOTAL LAND VALUE - MARKET 40,800											
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE 464,070											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 171,318											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 292,752											
Bedrooms	5	100														TOTAL EXEMPTION VALUE HX HB 50,000											
Bathrooms	3.5	100														BASE TAXABLE VALUE 242,752											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 464,070											
Stories	2.	2. 100	NCON VALUE 0																								
Units	0	100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 385,741																								
Quality			04	Quality Level 04																							
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	2,110	100	2,110	239,707																							
FGR	462	55	254	28,856																							
FOP	426	30	128	14,541																							
FUS	843	100	843	95,769																							
PTO	60	5	3	340																							
TOTALS			3,901	3,338	379,215																						
EXTRA FEATURES			27085 POTTS WAY, 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		2.00	UT 3,500.00	3,500.00	100	2006	2006	3	91	6,370											
2	0861	POOL GUNIT	0	100	0	0		476.00	SF 85.00	85.00	100	2006	2006	3	48	19,421											
3	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3	31	620											
4	0855	CONC PAVER	0	100	0	0		1,175.00	SF 10.00	10.00	100	2006	2006	3	88	10,340											
5	0462	ST/AL FNC	0	100	0	0		434.00	SF 10.00	10.00	100	2006	2006	3	48	2,083											
6	0811	CONCRETE B	0	100	0	0		1,141.00	SF 5.20	5.20	100	2006	2006	3	88	5,221											
TOTALS			TOTAL OB/XF 44,055																								
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	30,000.00	30,000.00	40,800										
REVIEW DATE 09/11/2018 BY TWA Total Acres: 1.36 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 08/02/2023 BY SYS																											