



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 100	0900	01	2,658	94.1760	111.83	297,244	1985	1990	0	0	23.60	76.40	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2254									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
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		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			5000IMPROVED AG																						
MAP NUM			MKT AREA 09																						
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,254	100	2,254	192,578																					
FGR	420	55	231	19,736																					
FOP	199	30	60	5,126																					
FOP	244	30	73	6,237																					
UST	88	45	40	3,417																					
TOTALS			3,205	2,658	227,094																				
EXTRA FEATURES			28323 WISTERIA LN, 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	1985	1985	3	60	2,100										
2	0201	BARN WD 10	0 100	48	52	2,496.00	SF	17.00	17.00	100	1979	1979	3	20	8,486										
3	0811	CONCRETE B	0 100	0	0	957.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,463										
4	0350	CARPORT WD	0 100	12	33	396.00	SF	13.00	13.00	100	1979	1979	3	20	1,030										
5	0681	POLE SHED	0 100	12	35	420.00	SF	15.00	15.00	100	1979	1979	3	20	1,260										
6	0681	POLE SHED	0 100	14	24	336.00	SF	15.00	15.00	100	1985	1985	3	20	1,008										
7	0803	ASPHALT C	0 100	0	0	16,000.00	SF	2.00	2.00	100	1990	1990	3	50	16,000										
8	0200	BARN WD 0-	0 100	36	28	1,008.00	SF	20.00	20.00	100	2017	2017	3	87	17,539										
9	0681	POLE SHED	0 100	0	0	1,340.00	SF	15.00	15.00	100	2017	2017	3	87	17,487										
TOTAL OB/XF 67,373																									
LAND DESCRIPTION																									
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	006000	A	PAST1/HAY	0			0.00	0.00	6.58	AC		1.00	1.00	1.00	440.00	440.00	2,895								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.58	AC		1.00	1.00	1.00	19,000.00	19,000.00	125,020								
REVIEW DATE 05/19/2020 BY TWA Total Acres: 7.58 Total Land Value: 32,895 Market: 125,020 Agricultural: 2,895 Common: 30,000 PRINTED 08/02/2023 BY SYS																									