



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	0100	01	2,442	109.0740	98.44	240,390	2001	2001	0	0	0	15.75	84.25	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2002													Heated Area: 1994													HX Base Yr 2002												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	11	CLAY TILE 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.5	1.5 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
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	1,754	100	1,754	145,469																																					
FGR	544	55	299	24,798																																					
FOP	210	30	63	5,225																																					
FOP	288	30	86	7,133																																					
FUS	240	100	240	19,905																																					
TOTALS			3,036	2,442	202,529																																				
EXTRA FEATURES			3307 RIVER 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	0940	SHEDS/PORT	0 100	18	12	216.00	SF	30.00	30.00	100	2005	2005	3	27	1,750																										
2	0812	CONCRETE C	0 100	0	0	1,165.00	SF	4.00	4.00	100	2001	2001	3	82	3,821																										
3	1242	WD DECK A	0 100	0	0	363.00	SF	10.00	10.00	100	2003	2003	3	22	799																										
LAND DESCRIPTION			TOTAL OB/XF 6,370																																						
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	0004		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																								
REVIEW DATE 10/25/2017 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																									