



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	10	ABOVE AVG 100	0100	01	3,389	105.9840	95.65	324,158	1960	1999	0	0	0	11.00	89.00	VALUATION SUMMARY													
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 86.16% - 1997													Heated Area: 3110													
Roof Cover	12	MODULAR MT 100														HX Base Yr 1997													
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	OWNER OCC 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	187	110	206	17,537																									
AOF	239	110	263	22,389																									
HXB	950	100	950	80,873																									
HXB	540	100	540	45,969																									
HXB	1,194	100	1,194	101,643																									
HXP	693	30	208	17,707																									
HXP	42	30	13	1,106																									
HXU	27	55	15	1,277																									
TOTALS			3,872	3,389	288,501																								
EXTRA FEATURES			22465 CR 121, 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													
3	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000														
6	0820	WOOD WALK	0	100	26	4	104.00	SF	8.81	8.81	100	2003	2003	3	40	367													
8	0855	CONC PAVER	0	100	0	0	921.00	SF	7.00	7.00	100	2000	2000	3	80	5,158													
TOTAL OB/XF 11,525																													
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,250												
REVIEW DATE 06/14/2022 BY HSA Total Acres: 3.25 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/02/2023 BY SYS																													

1 SINGLE FAM - 86.16% - 1997

Heated Area: 3110

HX Base Yr 1997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010200	REPAIR/RRF	17,000	07/01/2022
B1632823	CARPORT	8,928	08/31/2016
015294	H/AC	0	09/01/2001
B996135	ADDITION	79,506	01/06/1999
E97	CHNGE SRVC	0	06/01/1997
6726	HOUSEMVING	0	09/10/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/1543	3/19/1997	WD	U	I	07	100

GRANTOR: ROWELL DAVID & TAMMY

GRANTEE: SORBER RANDY & SHER

0743/1092 11/06/1995 TD U I 05 1,000

GRANTOR: SMITH ALEXANDER TRUST

GRANTEE: SORBER RANDY EARL &

BUILDING NOTES	
BUILDING DIMENSIONS	
HXP=[YR=2000] W7 HXU=[YR=2002] N9 AOF=[YR=2006] N11 HXB=[YR=2002] N27 W22 S22 W20 HXP=[YR=2002] W3 S14 E3 N14 \$ S25 E25 N20 E17 \$ W17 S11 E17 \$ W3HXB=[YR=1993] W14 S9 W10 S30 E28 N22 W2 N8 W2 N9 \$ S9 E3 \$ W1 S8 E2 S22 W28 N30 W7 S37 E41 N37 \$ PTR= E15 AOF=[YR=2006] E4 S11 E11 S9 HXB=[YR=2002] E10 N21 E2 N5 E15 S30 W27 N4 \$ S4 W15 N24 \$ W15 \$.	