



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	15	CONC BLOCK 70	0100	01	2,589	99.1680	89.50	231,716	1967	1980	0	0	20.03	79.97	VALUATION SUMMARY																										
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 2020												Heated Area: 2204												HX Base Yr 2020														
Roof Structure	03	GABLE/HIP 100																VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100																Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE												185,303											
Interior Floor	13	LVT/LAMMT 80																TOTAL MARKET OB/XF VALUE												31,404											
Interior Floor	11	CLAY TILE 20																TOTAL LAND VALUE - MARKET												67,500											
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE												284,207											
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction												148,953											
Bedrooms	03	MASONRY 100																ASSESSED VALUE												135,254											
Bathrooms	00	NONE 100																TOTAL EXEMPTION VALUE												50,000											
Frame	03	MASONRY 100																BASE TAXABLE VALUE												85,254											
Stories	00	0 100	TOTAL JUST VALUE												284,207																										
Units	00	0 100	NCON VALUE												0																										
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												245,319														
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																																					
BAS	1,608	100	1,608	115,090																																					
BAS	176	100	176	12,597																																					
FEP	210	80	168	12,024																																					
FOP	72	30	22	1,575																																					
FUS	420	100	420	30,061																																					
UCP	557	20	111	7,945																																					
UST	187	45	84	6,012																																					
TOTALS	3,230		2,589	185,303																																					
EXTRA FEATURES					37101 BURGESS GEIGER 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	30	1,050																										
2	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	1967	1967	3	20	288																										
3	0861	POOL GUNIT	0 100	22	14	308.00	SF	85.00	85.00	100	2014	2014	3	78	20,420																										
4	0845	KOOL DECK	0 100	0	0	848.00	SF	7.25	7.25	100	2014	2014	3	95	5,841																										
5	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	89	1,025																										
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	89	534																										
7	0462	ST/AL FNC	0 100	0	0	288.00	SF	10.00	10.00	100	2014	2014	3	78	2,246																										
TOTAL OB/XF					31,404																																				
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			0.00	0.00	2.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,500																								
REVIEW DATE 11/07/2019 BY TWX Total Acres: 2.25 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS																																									