



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	AP	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	15	CONC BLOCK 70	3301	04	5,728	69.4612	86.31	494,384	1952	1967	0	0	20	50.00	30.00	STANDARD																			
Exterior Wall	17	CB STUCCO 30	1 BARS - 0% - 2023													Heated Area: 5345 HX Base Yr																			
Roof Structure	04	WOOD TRUSS 100														VALUATION BY																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 4										Tax Dist:									
Interior Wall	04	PLYWOOD 90														BUILDING MARKET VALUE										148,315									
Interior Wall	05	DRYWALL 10														TOTAL MARKET OB/XF VALUE										14,334									
Interior Floor	07	CORK/VTILE 50														TOTAL LAND VALUE - MARKET										93,000									
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE										255,649									
Ceiling	02	F.NOT SUS 100														SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100														ASSESSED VALUE										255,649									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE										0									
Fixtures	27	100														BASE TAXABLE VALUE										255,649									
Frame	03	MASONRY 100	TOTAL JUST VALUE										255,649																						
Story Height	9	100	NCON VALUE										0																						
RMS	5	100	INCOME VALUE										0																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE										314,270																						
Units	0	100																																	
BUD8 Adjustme	04	DIST 01 100																																	
Occupancy	00	00E1190Level 01																																	
DOR CODE	3300	NIGHTCLUB/BARS																																	
MAP NUM		MKT AREA	09																																
NEIGHBORHOOD/LOC	9002	00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
APT	476	100	476	12,325																															
BAS	4,811	100	4,811	124,571																															
FCP	306	30	92	2,382																															
FEP	72	80	58	1,502																															
FST	276	50	138	3,573																															
FST	306	50	153	3,962																															
TOTALS	6,247		5,728	148,315																															
EXTRA FEATURES					551055 US HWY 1, 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	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	1962	1962	3	20	649																			
2	0803	ASPHALT C	0	0	0	0	10,942.00	SF	2.00	2.00	20	1980	1980	3	30	6,565																			
3	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1980	1980	3	20	720																			
4	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1990	1990	3	100	500																			
5	0810	CONCRETE A	0	0	23	12	276.00	SF	6.50	6.50	100	1990	1990	3	62	1,112																			
6	0819	CONC 12"	0	0	14	7	98.00	SF	9.50	9.50	100	1990	1990	3	62	577																			
7	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2009	2009	3	94	165																			
8	0971	ST LGHT OV	0	0	0	0	6.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	2,706																			
9	1128	BRICK 12"	0	0	0	0	110.00	SF	14.00	14.00	100	1990	1990	3	87	1,340																			
TOTAL OB/XF 14,334																																			
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	003300	C	NIGHT CLUB	0		CG	250.00	155.00	53,143.00	SF		1.00	1.00	0.70	2.50	1.75	93,000																		
REVIEW DATE 02/06/2019 BY TW Total Acres: 0.00 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 08/02/2023 BY SYS																																			