



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	0900	01	2,189	123.9700	147.21	322,243	2018	2018	0	0	0	1.50	98.50	VALUATION BY									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 1951									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			06	Quality Level 06																					
DOR CODE			5000 IMPROVED AG																						
MAP NUM															09										
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,951	100	1,951	282,899																					
FGR	360	55	198	28,711																					
FOP	28	30	8	1,160																					
FOP	107	30	32	4,640																					
TOTALS			2,446	2,189	317,409																				
EXTRA FEATURES			550720 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			5.20	100	2018	2018	3	98	3,954										
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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005400	A	TIMBER 1 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	720.00	720.00	3,600								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000								
REVIEW DATE 02/06/2019 BY TW																									
Total Acres: 6.00																									
Total Land Value: 33,600																									
Market: 95,000																									
Agricultural: 3,600																									
Common: 30,000																									
PRINTED 08/02/2023 BY SYS																									