



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	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 100	0100	01	2,300	121.0000	109.20	251,160	2017	2017	0	0	0	3.75	96.25	STANDARD															
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2018														Heated Area: 1993														
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2018														
Interior Wall	05	DRYWALL 100																													
Interior Floo	08	SHT VINYL 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Units		0 100																													
BUD8 Adjustme	03	DIST HI 100																													
Occupancy	00	NONE 100																													
Quality			05	Quality Level 05																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM				MKT AREA												06															
NEIGHBORHOOD/LOC			6001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,993	100	1,993	209,475																											
FGR	493	55	271	28,483																											
FOP	40	30	12	1,261																											
PTO	470	5	24	2,523																											
TOTALS			2,996	2,300	241,742																										
EXTRA FEATURES					37041 SOUTH PINE ST, 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	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	43.75	43.75	100	2017	2017	3	87	39,585															
4	0812	CONCRETE C	0	100	0	0	3,616.00	SF	4.00	4.00	100	2017	2017	3	97	14,030															
5	0350	CARPORT WD	0	100	26	26	676.00	SF	13.00	13.00	100	2019	2019	3	90	7,909															
6	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	2021	2021	3	100	4,202															
7	0680	POLE SHED	0	100	50	20	1,000.00	SF	10.00	10.00	100	2021	2021	3	98	9,800															
8	0475	VF 4 SBPL	0	100	0	0	155.00	LF	14.00	14.00	100	2021	2021	3	99	2,148															
9	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891															
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000															
TOTAL OB/XF 83,565																															
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	000100	C	SFR	100		R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000														
REVIEW DATE 01/18/2023 BY WW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS																															