



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	01	Quality Level 01
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	2,086	100	2,086	228,963
FOP	156	30	47	5,159
FOP	192	30	58	6,366
TOTALS	2,434		2,191	240,488

EXTRA FEATURES														
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
1	0812	CONCRETE C	0	0	0	1,770.00	SF	4.00	4.00	100	2010	2010	3	92
2	0510	GARAGE WD-	0	0	16	256.00	SF	35.00	35.00	100	2011	2011	3	68

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
1	000115	C	SFR ACRES	0	0006	R1	0.00	0.00	1.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,191	97.8138	116.15	254,485	2010	2010	0	0	0	5.50	94.50		
1 SNGL FAM - 0% - 2023														
Heated Area: 2086														
HX Base Yr														

37267 INGHAM RD, HILLIARD				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1, 770.00	SF	4.00	4.00	100	2010	2010	3	92	6, 514		
256.00	SF	35.00	35.00	100	2011	2011	3	68	6, 093		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			240,488
TOTAL MARKET OB/XF VALUE			12,607
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			280,095
SOH/AGL Deduction			0
ASSESSED VALUE			280,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			280,095
TOTAL JUST VALUE			280,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100027	XFOB	0	03/16/2010
20100007	NEW CONSTR	163,765	01/26/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/1870	5/10/2023	WD Q	Q	I	01	425,000	
GRANTOR: NELSON GREGORY & JENN							
GRANTEE: ANDREWS MICHAEL BRE							
2579/0796	7/18/2022	WD Q	Q	I	01	401,500	
GRANTOR: LEE AL & ILAMIE GERAD							
GRANTEE: NELSON GREGORY & JE							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2010] W12 FOP=[YR=2010] N12 W16 S12 E16\$ W47 S38 E20 FOP=[YR=2010] E26 N6 W26 S6\$ N6 E26 S6 E13 N38\$.														