



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	05	AVERAGE 100	0900	01	3,132	92.0736	109.34	342,453	2008	2008	0	0	6.50	93.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2009													Heated Area: 2534												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	11	CLAY TILE 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			09																					
NEIGHBORHOOD/LOC			9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	60	100	60	6,134																								
BAS	2,155	100	2,155	220,312																								
FGR	590	55	324	33,123																								
FOP	189	30	57	5,827																								
FOP	704	30	211	21,571																								
FUS	319	100	319	32,612																								
STR	56	10	6	613																								
TOTALS			4,073	3,132	320,194																							
EXTRA FEATURES			38311 PLYMOUTH ROCK DR, 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	0680	POLE SHED	0 100	16	16	256.00	SF	10.00	10.00	100	1990	1990	3	20	512													
2	0680	POLE SHED	0 100	24	20	480.00	SF	10.00	10.00	100	1992	1992	3	20	960													
3	0811	CONCRETE B	0 100	22	24	528.00	SF	5.20	5.20	100	2008	2008	3	90	2,471													
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255													
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000													
TOTAL OB/XF																	13,198											
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	0007	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,300											
REVIEW DATE 06/09/2021 BY TWA Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/02/2023 BY SYS																												