



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	16	WD FR STUC 100	0100	01	2,050	117.8205	106.33	217,976	1900	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1714										HX Base Yr 2020									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	04	PLYWOOD 50																																	
Interior Wall	05	DRYWALL 50																																	
Interior Floo	12	HARDWOOD 50																																	
Interior Floo	14	CARPET 50																																	
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	04	Quality Level 04																																	
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	1,714	100	1,714	148,534																															
DCK	168	10	17	1,474																															
UOP	120	20	24	2,080																															
UOP	250	20	50	4,333																															
UOP	506	20	101	8,752																															
UOP	720	20	144	12,479																															
TOTALS	3,478		2,050	177,650																															
EXTRA FEATURES			37056 BLACK PEARL LN, 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1984	1984	3	58	2,030																			
LAND DESCRIPTION																		TOTAL OB/XF 2,030																	
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	0007		0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000																		
REVIEW DATE 02/06/2018 BY TWX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS																																			