



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 3															
Exterior Wall	05	AVERAGE 100	0820	02	1,927	124.0000	80.60	155,316	1972	1998	0	0	0	56.00	44.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 2023													Heated Area: 1426 HX Base Yr														
Roof Cover	12	MODULAR MT 100														VALUATION BY														
Interior Wall	04	PLYWOOD 100														STANDARD														
Interior Floop	14	CARPET 100														Tax Group: 3														
Air Condition	03	CENTRAL 100														Tax Dist:														
Heating Type	04	AIR DUCTED 100														BUILDING MARKET VALUE														
Bedrooms	3	100														TOTAL MARKET OB/XF VALUE														
Bathrooms	2	100														TOTAL LAND VALUE - MARKET														
Frame	02	WOOD FRAME 100														TOTAL MARKET VALUE														
Stories	1.	1. 100														SOH/AGL Deduction														
Units	0	100														ASSESSED VALUE														
BUD8 Adjustme	03	DIST HI 100	TOTAL EXEMPTION VALUE																											
Quality		03	Quality Level 03		BASE TAXABLE VALUE																									
DOR CODE		0200	MOBILE HOME		TOTAL JUST VALUE																									
MAP NUM		MKT AREA		06	NCON VALUE																									
NEIGHBORHOOD/LOC		6001.00		INCOME VALUE																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE																								
BAS		1,426	100	1,426	50,572	77,975																								
FSP		136	60	82	2,908																									
UCP		529	20	106	3,759																									
UEP		384	70	269	9,540																									
UOP		72	25	18	638																									
UST		48	55	26	922																									
TOTALS		2,595		1,927	68,339																									
EXTRA FEATURES					37834 PINE ST, HILLIARD																									
					BLD DATE																									
					XF DATE																									
					LGL DATE																									
					LAND DATE																									
					AG DATE																									
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	0810	CONCRETE A	0	0	14	3			6.50	100	1987	1987	3	54.5	149															
2	0810	CONCRETE A	0	0	20	9			6.50	100	1987	1987	3	54.5	638															
3	0810	CONCRETE A	0	0	6	4			6.50	100	1987	1987	3	54.5	85															
5	0510	GARAGE WD-	0	0	22	18			21.00	100	1987	1987	3	20	1,663															
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	000102	C	SFR/MH	0	0006		175.00	178.00	0.72	AC		1.00	1.00	1.25	27,000.00	33,750.00	24,300													
REVIEW DATE 02/06/2018 BY TWX Total Acres: 0.72 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 08/02/2023 BY SYS																														