



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 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	2,518	100	2,518	246,357
FOP	45	30	14	1,369
UGR	551	45	248	24,264
TOTALS	3,114		2,780	271,991

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	25	12	300.00	SF	5.20	5.20	100	1987
2	0811	CONCRETE B	0 100	20	18	360.00	SF	5.20	5.20	100	1987
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005		0.00	0.00	1.98	AC	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	2,780	97.8300	116.17	322,953	1987	1987	0	0	15.78	84.22
1 SNGL FAM - 100% - 1995											
Heated Area: 2518 HX Base Yr 1995											
27112 BRITTANY PL, HILLIARD											

TOTAL OB/XF											
5,230											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE			271,991				
TOTAL MARKET OB/XF VALUE			5,230				
TOTAL LAND VALUE - MARKET			53,460				
TOTAL MARKET VALUE			330,681				
SOH/AGL Deduction			176,705				
ASSESSED VALUE			153,976				
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE			103,976				
TOTAL JUST VALUE			330,681				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			262,061				