



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 4													
Exterior Wall	12	CEDAR 100	0100	01	1,489	114.4440	103.29	153,799	1990	1990	0	0	0	16.00	84.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1224												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 90																										
Interior Floo	13	LVT/LAMNT 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
Bathrooms		1.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA 05																								
NEIGHBORHOOD/LOC			5001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,224	100	1,224	106,199																								
FOP	288	30	86	7,462																								
FSP	384	40	154	13,362																								
STR	30	10	3	260																								
UST	48	45	22	1,908																								
TOTALS			1,974	1,489	129,191																							
EXTRA FEATURES					376732 KINGS FERRY RD, 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257												
2	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728												
3	0681	POLE SHED	0	0	15	9	135.00	SF	15.00	15.00	100	1994	1994	3	23	466												
4	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	1994	1994	3	70	300												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	2.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,050											
REVIEW DATE 09/24/2018 BY KBA Total Acres: 2.03 Total Land Value: 71,050 Market: 0 Agricultural: 0 Common: 71,050 PRINTED 08/02/2023 BY SYS																												