



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	20	FACE BRICK 100	0900	01	3,690	104.7600	124.40	459,036	2002	2002	0	0	0	15.00	85.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2003													Heated Area: 2377													HX Base Yr 2003												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 80																																							
Interior Floo	14	CARPET 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
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	2,377	100	2,377	251,344																																					
FEP	396	80	317	33,520																																					
FOP	156	30	47	4,970																																					
UGR	1,647	45	741	78,353																																					
UUS	415	50	208	21,994																																					
TOTALS			4,991		3,690	390,181																																			
EXTRA FEATURES			48137 GALTS GULCH, 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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2002	2002	3	87	1,740																									
2	0812	CONCRETE C	0	100	0	0		1,747.00	SF 4.00	4.00	100	2002	2002	3	83	5,800																									
3	0940	SHEDS/PORT	0	100	12	10		120.00	SF 21.30	21.30	100	2002	2002	3	21	537																									
5	0510	GARAGE WD-	0	100	26	40		1,040.00	SF 35.00	35.00	100	2015	2015	3	81	29,484																									
6	0810	CONCRETE A	0	100	16	26		416.00	SF 6.50	6.50	100	2015	2015	3	96	2,596																									
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	100	0007	OR	0.00	0.00	9.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	155,360																								
REVIEW DATE 08/03/2020 BY KBA Total Acres: 9.71 Total Land Value: 155,360 Market: 0 Agricultural: 0 Common: 155,360 PRINTED 08/02/2023 BY SYS																																									