

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4							
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		30		VINYL 100		0832		02		1,056		115.2000		74.88		79,073		2000		2000		0		0		0		52.00		48.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		3		MH		94NO		RP		- 0%		- 0		Heated Area: 960		HX		Base Yr																			
Roof Cover		03		COMP SHNGL 100		24																										32					12				
Interior Wall		05		DRYWALL 100																												UOP					2020				
Interior Floo		08		SHT VINYL 70																												32					8				
Interior Floo		14		CARPET 30																												24					24				
Air Condition		03		CENTRAL 100																												40									
Heating Type		04		AIR DUCTED 100																																					
Bedrooms				3 100																																					
Bathrooms				2 100																																					
Frame		02		WOOD FRAME 100																																					
Stories		1.		1. 100																																					
Units				0 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		5001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		960		100		960		34,505																																	
UOP		384		25		96		3,450																																	
TOTALS		1,344				1,056		37,955																																	
EXTRA FEATURES										375890 KINGS FERRY RD, HILLIARD										BLD DATE				LGL DATE																	
																				XF DATE				LAND DATE																	
																				INC 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											