



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame		N/A 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,647
BAS	360	100	360	6,824
UOP	252	25	63	1,194
TOTALS	1,332		1,143	21,664

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,143	97.2000	63.18	72,215	1973	1973	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 1080 HX Base Yr												
21 12 UOP 2019 12 21 39 BAS 2011 12 30 12 BAS 2019 30												
20750 GORDEN HILL LN, HILLIARD												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE	06/13/2023		
				INC DATE					AG DATE	MLU		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										21,664		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										120,630		
TOTAL MARKET VALUE										53,763		
SOH/AGL Deduction										13,372		
ASSESSED VALUE										40,391		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										40,391		
TOTAL JUST VALUE										142,294		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										44,598		