



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
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		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	164,617
FGR	484	55	266	23,980
FOP	171	30	51	4,598
PTO	308	5	15	1,352
TOTALS	2,789		2,158	194,547

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,158	97.0200	115.21	248,623	1993	1993	0	0	21.75	78.25
1 SNGL FAM - 0% - 0 Heated Area: 1826 HX Base Yr											
21758 CR 121, HILLIARD											
BLD DATE						LGL DATE		06/16/2023 MLU			
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				194,547			
TOTAL MARKET OB/XF VALUE				21,889			
TOTAL LAND VALUE - MARKET				95,570			
TOTAL MARKET VALUE				312,006			
SOH/AGL Deduction				74,760			
ASSESSED VALUE				237,246			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				237,246			
TOTAL JUST VALUE				312,006			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				264,548			
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