



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	30	VINYL 100	0800	02	1,731	133.3200	93.32	161,537	2017	2017	0	0	0	7.00	93.00	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2019										Heated Area: 1566				HX Base Yr 2019						STANDARD			
Roof Cover	12	MODULAR MT 100	22 30FCP202130 22 2632 27BAS201727 58										Tax Group: 4				Tax Dist:						150,229			
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE				17,659									
Interior Floor	08	SHT VINYL 70											TOTAL MARKET OB/XF VALUE				294,440									
Interior Floor	14	CARPET 30											TOTAL LAND VALUE - MARKET				226,287									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE				90,553									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction				135,734									
Bedrooms		3 100											ASSESSED VALUE				50,000									
Bathrooms		2 100											TOTAL EXEMPTION VALUE				HX HB									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE				85,734									
Stories	0	0 100											TOTAL JUST VALUE				462,328									
Units	0	0 100	NCON VALUE				0																			
Quality		04	Quality Level 04		INCOME VALUE																					
DOR CODE		5000	IMPROVED AG		PREVIOUS YEAR MKT VALUE																					
MAP NUM			MKT AREA		146,472																					
NEIGHBORHOOD/LOC		9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,566	100	1,566	135,909																						
FCP	660	25	165	14,320																						
TOTALS		2,226	1,731	150,229																						
EXTRA FEATURES					18375 ANTLER TR, 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430												
2	0681	POLE SHED	0 100	34 30	1,020.00	SF	15.00	15.00	100	2019	2019	3	93	14,229												