



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	04	SINGLE SID 100	0100	01	921	74.5200	67.25	61,937	1930	1930	0	0	0	50.00	50.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 870													HX Base Yr												
Roof Cover	03	COMP SHNGL 100														VALUATION BY													STANDARD												
Interior Wall	02	WALL BD/WD 100														Tax Group: 4													Tax Dist:												
Interior Floo	08	SHT VINYL 60														BUILDING MARKET VALUE													30,968												
Interior Floo	14	CARPET 40														TOTAL MARKET OB/XF VALUE													15,083												
Air Condition	01	NONE 100														TOTAL LAND VALUE - MARKET													120,250												
Heating Type	01	NONE 100														TOTAL MARKET VALUE													166,301												
Bedrooms	2	100														SOH/AGL Deduction													115,253												
Bathrooms	1	100														ASSESSED VALUE													51,048												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB 26,048												
Stories	1.	1. 100														BASE TAXABLE VALUE													25,000												
Units	0	100	TOTAL JUST VALUE													166,301																									
Occupancy	00	NONE 100	NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													104,669																									
Quality			03	Quality Level 03																																					
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			870	100	870	29,254																																			
UOP			100	20	20	673																																			
UOP			154	20	31	1,043																																			
TOTALS			1,124		921	30,968																																			
EXTRA FEATURES			18072 CASCADE TRL, 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			0681	POLE SHED	0	100	28	22			616.00	SF	15.00	15.00	100	2017	2017	3	87	8,039																					
2			0681	POLE SHED	0	100	28	20			560.00	SF	15.00	15.00	100	2005	2005	3	44	3,696																					
3			0681	POLE SHED	0	100	20	12			240.00	SF	15.00	15.00	100	2019	2019	3	93	3,348																					
TOTAL OB/XF			15,083																																						
LAND DESCRIPTION			TOTAL OB/XF													15,083																									
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																					
1			000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.81	AC		1.00	1.00	1.00	25,000.00	25,000.00	120,250																						
REVIEW DATE			05/15/2020													BY TWA																									
Total Acres:			4.81													Total Land Value: 120,250																									
Market:			0													Agricultural: 0																									
Common:			120,250													PRINTED 08/02/2023 BY SYS																									