



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	20	FACE BRICK 100	0900	01	2,580	99.9552	118.70	306,246	1996	2001	0	0	15.75	84.25	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 2275									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			5000IMPROVED AG																						
MAP NUM			MKT AREA 09																						
NEIGHBORHOOD/LOC			9003.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,275	100	2,275	227,511																					
FOP	264	30	79	7,900																					
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UCP	735	20	147	14,701																					
TOTALS			3,538	2,580	258,012																				
EXTRA FEATURES					4443 WINDY LN, 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	0200	BARN WD 0-	0	0 24 52	1,248.00	SF	10.00	10.00	100	1970	1970	3	20	2,496											
2	0351	CARPORT MT	0	0 30 36	1,080.00	SF	7.50	7.50	100	1975	1975	3	20	1,620											
3	0511	GARAGE CB-	0	100 0 0	1,088.00	SF	40.00	40.00	100	1980	1980	3	35	15,232											
4	0810	CONCRETE A	0	100 12 24	288.00	SF	6.50	6.50	100	1980	1980	3	35	655											
6	0500	FP-PRE FAB	0	100 0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800											
TOTAL OB/XF 22,803																									
LAND DESCRIPTION																									
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,000								
2	006100	A	PASTURE 2	0		OR	0.00	0.00	14.80	AC		1.00	1.00	1.00	400.00	400.00	5,920								
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.80	AC		1.00	1.00	1.00	15,000.00	15,000.00	222,000								
REVIEW DATE 01/09/2020 BY TWX Total Acres: 16.50 Total Land Value: 56,920 Market: 222,000 Agricultural: 5,920 Common: 51,000 PRINTED 08/02/2023 BY SYS																									