



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

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	1,556	100	1,556	205,652
FOP	240	30	72	9,516
FOP	808	30	242	31,985
FUS	451	100	451	59,607
STR	60	10	6	793
TOTALS	3,115		2,327	307,553

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0	0	36	24			864.00	SF	13.00
2	0810	CONCRETE A	0	0	0	0			189.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0			0.00	0.00	2.47	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,327	112.9940	134.18	312,237	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 0% - 0											
Heated Area: 2007											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

US HWY 1, HILLIARD

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
864.00	SF	13.00	13.00	100	2018	2018	3	86	9,660	
189.00	SF	6.50	6.50	100	2018	2018	3	98	1,204	

TOTAL OB/XF											
10,864											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			307,553
TOTAL MARKET OB/XF VALUE			10,864
TOTAL LAND VALUE - MARKET			74,100
TOTAL MARKET VALUE			392,517
SOH/AGL Deduction			81,840
ASSESSED VALUE			310,677
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			310,677
TOTAL JUST VALUE			392,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003064	CO ISSUED	0	03/26/2018
B1700312	NEW CONSTR	245,560	01/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2095/1846	1/06/2017	WD	U	V	11
GRANTOR: WEST LAWRENCE W JR &					
GRANTEE: WEST LAWRENCE WALDO					
2081/1943	11/01/2016	QC	U	V	11
GRANTOR: WEST LAWRENCE W JR &					
GRANTEE: WEST LAWRENCE W III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2018] W8 BAS=[YR=2018] W29 S7 FOP=[YR=2018] W30 S8 E30 N8\$ S8 W30 S19 E59 N34\$ S34 W59 S8 E67 N42\$ PTR=E20 FUS=[YR=2018] E29 S6 W10 S7 STR=[YR=2018] E6 N2 E4 S6 W13 N4 E3\$ W3 S4 E4 S8 W12 N10 W8 N15\$ W20\$.											