

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										VALUATION BY VALUATION SUMMARY									
Exterior Wall 20 FACE BRICK 90										0900 01 2,180 120.2901 142.84 311,391 2006 2006 0 0 0 11.55 88.45										Tax Group: 4 Tax Dist: STANDARD									
Exterior Wall 05 AVERAGE 10										1 SNGL FAM - 100% - 2008 Heated Area: 1764 HX Base Yr 2008										BUILDING MARKET VALUE 275,425									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 7,339									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 95,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 377,764									
Interior Floo 14 CARPET 60																				SOH/AGL Deduction 217,256									
Interior Floo 11 CLAY TILE 40																				ASSESSED VALUE 160,508									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 110,508									
Bedrooms 4 100																				TOTAL JUST VALUE 377,764									
Bathrooms 2 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 311,648									
Units 0 100																													
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
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 1,764 100 1,764 222,867																													
FGR 650 55 358 45,231																													
FOP 192 30 58 7,328																													
TOTALS 2,606 2,180 275,425																													
EXTRA FEATURES										241865 CR 121, 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																													
3 0810 CONCRETE A 0 100 24 10 240.00 SF 4.88 4.88 100 1996 1996 3 73 854																													
4 0940 SHEDS/PORT 0 100 8 8 64.00 SF 20.10 20.10 100 2006 2006 3 31 399																													
5 0940 SHEDS/PORT 0 100 8 8 64.00 SF 20.10 20.10 100 2006 2006 3 31 399																													
6 0811 CONCRETE B 0 100 0 0 530.00 SF 5.20 5.20 100 2006 2006 3 88 2,425																													
7 1242 WD DECK A 0 100 21 6 126.00 SF 10.00 10.00 100 2009 2009 3 45 567																													
8 0351 CARPORT MT 0 100 35 14 490.00 SF 10.00 10.00 100 2011 2011 3 55 2,695																													
LAND DESCRIPTION										TOTAL OB/XF 7,339																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000115 C SFR ACRES 100 0004 OR 0.00 0.00 5.00 AC 1.00 1.00 1.00 19,000.00 19,000.00 95,000																													
REVIEW DATE 04/30/2021 BY TWJH										Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000										PRINTED 08/02/2023 BY SYS									