



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 SUMMARY																																											
Exterior Wall	10	ABOVE AVG 100	0100	01	1,223	126.9880	114.61	140,168	2002	2002	0	0	9.50	90.50	STANDARD																																											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1144										HX Base Yr 2018																																
Roof Cover	03	COMP SHNGL 100	44 26 26 44 6 6 BAS 2002 FOP 2002																										VALUATION BY										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																											BUILDING MARKET VALUE										126,852																			
Interior Floo	12	HARDWOOD 90																											TOTAL MARKET OB/XF VALUE										35																			
Interior Floo	11	CLAY TILE 10																											TOTAL LAND VALUE - MARKET										63,600																			
Air Condition	03	CENTRAL 100																											TOTAL MARKET VALUE										190,487																			
Heating Type	04	AIR DUCTED 100																											SOH/AGL Deduction										65,665																			
Bedrooms		3 100																											ASSESSED VALUE										124,822																			
Bathrooms		2 100																											TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame	02	WOOD FRAME 100																											BASE TAXABLE VALUE										74,822																			
Stories	1.	1. 100																											TOTAL JUST VALUE										190,487																			
Units		0 100	NCON VALUE										0																																													
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										165,398																																			
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	1,144	100	1,144	118,658																																																						
FOP	264	30	79	8,194																																																						
TOTALS			1,408	1,223	126,852																																																					
EXTRA FEATURES			241791 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																																										
1	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2003	2003	3	22	35																																											
LAND DESCRIPTION			TOTAL OB/XF										35																																													
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	000115	C	SFR ACRES	100	0007		0.00	0.00	2.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,600																																									
REVIEW DATE 05/18/2020 BY TWA Total Acres: 2.12 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 08/02/2023 BY SYS																																																										