



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 2																							
Exterior Wall	16	WD FR STUC 100	0900	01	6,130	97.6410	115.95	710,774	2005	2005	0	0	8.50	91.50	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2006												Heated Area: 5508												HX Base Yr 2006											
Roof Cover	03	COMP SHNGL 100													VALUATION SUMMARY																							
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 60													BUILDING MARKET VALUE												703,175											
Interior Floo	11	CLAY TILE 40													TOTAL MARKET OB/XF VALUE												57,984											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												486,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												814,451											
Bedrooms	4	100													SOH/AGL Deduction												192,979											
Bathrooms	5	100													ASSESSED VALUE												621,472											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	2.	100													BASE TAXABLE VALUE												571,472											
Units	0	100	TOTAL JUST VALUE												1,247,159																							
Occupancy	00	NONE 100	NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												742,429																							
Quality			01	Quality Level 01																																		
DOR CODE			5000 IMPROVED AG																																			
MAP NUM			MKT AREA 09																																			
NEIGHBORHOOD/LOC			9001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,562	100	3,562	377,908																																		
FGR	605	55	333	35,329																																		
FOP	133	30	40	4,244																																		
FOP	208	30	62	6,578																																		
FOP	264	30	79	8,381																																		
FOP	361	30	108	11,459																																		
FUS	1,946	100	1,946	206,460																																		
TOTALS	7,079		6,130	650,358																																		
EXTRA FEATURES				28714 YELLOW ROSE 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	0812	CONCRETE C	0	100	0	0	9,690.00	SF	4.00	4.00	100	2005	2005	3	87	33,721																						
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2005	2005	3	27	1,555																						
3	0861	POOL GUNIT	0	100	35	14	490.00	SF	85.00	85.00	100	2007	2007	3	52	21,658																						
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700																						
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350																						
TOTAL OB/XF 57,984																																						
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
2	005600	A	TIMBER 3 SI	0			0.00	0.00	31.20	AC		1.00	1.00	1.00	410.00	410.00	12,792																					
3	005902	A	HARDWOOD SI	0			0.00	0.00	60.00	AC		1.00	1.00	1.00	175.00	175.00	10,500																					
4	009910	M	MKT. VAL. AG	0			0.00	0.00	91.20	AC		1.00	1.00	1.00	5,000.00	5,000.00	456,000																					
REVIEW DATE 06/16/2020 BY TWA Total Acres: 92.20 Total Land Value: 53,292 Market: 456,000 Agricultural: 23,292 Common: 30,000 PRINTED 08/02/2023 BY SYS																																						

REVIEW DATE	06/16/2020	BY	TWA	Total Acres:	92.20	Total Land Value:	53,292	Market:	456,000	Agricultural:	23,292	Common:	30,000	PRINTED 08/02/2023 BY SYS
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