



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	05	AVERAGE 90	0100	01	1,649	111.3840	100.52	165,757	2001	2001	0	0	10.28	89.72	VALUATION BY STANDARD											
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 0												Heated Area: 1584											
Roof Structure	03	GABLE/HIP 100													HX Base Yr											
Roof Cover	12	MODULAR MT 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 80																								
Interior Floor	08	SHT VINYL 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	2	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
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	1,144	100	1,144	103,174																						
FOP	88	30	26	2,345																						
FUS	440	100	440	39,682																						
UOP	64	20	13	1,173																						
UOP	128	20	26	2,345																						
TOTALS	1,864		1,649	148,717																						
EXTRA FEATURES			28213 SIEMER LN, HILLIARD												BLD DATE XF DATE INC DATE											
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									
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010										
11	0940	SHEDS/PORT	0	0	12	8	96.00	SF	19.50	19.50	100	2002	2002	3	21	393										
12	0940	SHEDS/PORT	0	0	14	10	140.00	SF	21.30	21.30	100	2002	2002	3	21	626										
13	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	2004	2004	3	40	2,160										
14	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	24	1,382										
15	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2004	2004	3	86	2,236										
16	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	24	1,382										
17	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	2004	2004	3	40	1,296										
TOTAL OB/XF 12,485																										
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									
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,760									
REVIEW DATE 09/14/2018 BY TWA Total Acres: 5.04 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 08/02/2023 BY SYS																										

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q	V	RSN CD	SALE PRICE
0829/1766	4/15/1998	WD	Q	V		60,000

GRANTOR: STANLEY BLAKE D
GRANTEE: SIEMER BRUCE & CONS
0786/0976 3/06/1997 WD U V 10 48,000
GRANTOR: JOHNSON SAMUEL B
GRANTEE: STANLEY BLAKE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S8 UOP=[YR=2001] W8 S16 E8 N16\$ S20 E22
FOP=[YR=2001] E22 N4 W22 S4\$ N4 E22 N24\$ PTR=E15
UOP=[YR=2001] E8 FUS=[YR=2001] N8 E22 S20 W22 N12\$ S8 W8 N8\$ W15\$.