

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 20 FACE BRICK 70										0900 01 3,990 98.9010 117.44 468,586 2006 2006 0 0 0 10.65 89.35										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 30										1 SNGL FAM - 100% - 2008 Heated Area: 3223 HX Base Yr 2008										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100																				BUILDING MARKET VALUE 418,682									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 79,926									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 11 CLAY TILE 100																				TOTAL MARKET VALUE 573,608									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 277,081									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 296,527									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 3.5 100																				BASE TAXABLE VALUE 246,527									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 573,608									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 502,803									
Quality 01 Quality Level 01																													
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 3,223 100 3,223 338,198																													
FGR 1,232 55 678 71,144																													
FOP 120 30 36 3,778																													
FOP 176 30 53 5,561																													
TOTALS 4,751 3,990 418,682																													
EXTRA FEATURES										17700 ANDREWS RD, 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2006 2006 3 91 3,185																													
2 0812 CONCRETE C 0 100 0 0 3,640.00 SF 4.00 4.00 100 2006 2006 3 88 12,813																													
3 0861 POOL GUNIT 0 100 0 0 560.00 SF 85.00 85.00 100 2014 2014 3 78 37,128																													
4 0855 CONC PAVER 0 100 0 0 976.00 SF 10.00 10.00 100 2014 2014 3 95 9,272																													
5 0910 SCR N RM L 0 100 48 32 1,536.00 SF 15.00 15.00 100 2014 2014 3 70 16,128																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2014 2014 3 70 1,400																													
LAND DESCRIPTION										TOTAL OB/XF 79,926																			
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 0006 OR 0.00 0.00 2.50 AC 1.00 1.00 1.00 30,000.00 30,000.00 75,000																													
REVIEW DATE 10/31/2019 BY TWA										Total Acres: 2.50 Total Land Value: 75,000										Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS									