



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 4 6									
Exterior Wall	19	COMMON BRK 100	7102	04	4,018	90.8460	107.88	433,462	1973	1973	0	0	36.00	64.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 EDU RELGUS - 0% - 0												Heated Area: 3948 HX Base Yr									
Roof Cover	03	COMP SHNGL 100													Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE 3,303,594									
Interior Floo	06	VINYL ASB 100													TOTAL MARKET OB/XF VALUE 60,431									
Ceiling	01	FIN.SUSPD 100													TOTAL LAND VALUE - MARKET 80,000									
Air Condition	06	ENG CENTRL 100													TOTAL MARKET VALUE 3,444,025									
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction 1,362,226									
Fixtures	4	100													ASSESSED VALUE 2,081,799									
Frame	03	MASONRY 100													TOTAL EXEMPTION VALUE 02 2,081,799									
Story Height	0	100													BASE TAXABLE VALUE 0									
RMS	1	100													TOTAL JUST VALUE 3,444,025									
Stories	0	100	NCON VALUE 0																					
Units	0	100	INCOME VALUE																					
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 2,656,728																					
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
DOR CODE	7100	CHURCHES																						
MAP NUM		MKT AREA	09																					
NEIGHBORHOOD/LOC	9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	3,948	100	3,948	272,582																				
FOP	234	30	70	4,833																				
TOTALS	4,182		4,018	277,416																				
EXTRA FEATURES					21067 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									
2	0803	ASPHALT C	0	0	0	0	11,454.00	SF 2.00	2.00	100	1980	1980	3	50	11,454									
3	0812	CONCRETE C	0	0	0	0	2,491.00	SF 4.00	4.00	100	1975	1975	3	27	2,690									
6	0422	CL FNC 4'	0	0	0	0	780.00	LF 15.00	15.00	100	1973	1973	3	20	2,340									
7	0425	CL FNC 8'	0	0	0	0	60.00	LF 10.65	10.65	100	1980	1980	3	20	128									
8	0402	CONC BUMPE	0	0	0	0	18.00	UT 25.00	25.00	100	1985	1985	3	60	270									
9	0811	CONCRETE B	0	0	0	0	966.00	SF 5.20	5.20	100	1997	1997	3	75	3,767									
10	0811	CONCRETE B	0	0	0	0	581.00	SF 5.20	5.20	100	1998	1998	3	77	2,326									
11	1127	BRICK 8"	0	0	0	0	51.00	SF 11.00	11.00	100	1975	1975	3	67.5	379									
12	0418	EXHST FAN	0	0	0	0	1.00	UT 400.00	400.00	100	1997	1997	3	20	80									
13	0505	FLAGPOLE A	0	0	0	0	25.00	LF 50.00	50.00	100	2002	2002	3	21	263									
LAND DESCRIPTION					TOTAL OB/XF 23,697																			
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	007100	C	CHURCH	0	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							
REVIEW DATE 07/09/2020 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																								

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