



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	20	FACE BRICK 100	0100	01	1,764	109.0000	98.37	173,525	1981	1981	0	0	28.55	71.45	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1639									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	03	MASONRY 100																							
Stories	0	0 100																							
Units	0	0 100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			7100CHURCHES																						
MAP NUM			MKT AREA 09																						
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,639	100	1,639	115,197																					
FOP	50	30	15	1,055																					
FOP	125	30	38	2,671																					
FST	130	55	72	5,061																					
TOTALS			1,944	1,764	123,984																				
EXTRA FEATURES			3528 HASSELL 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	0	0	0		4.00	4.00	100	1981	1981	3	38	2,456										
2	0940	SHEDS/PORT	0	0	11	12		132.00	SF 20.10	100	1985	1985	3	20	531										
3	0940	SHEDS/PORT	0	0	11	9		99.00	SF 30.00	100	1982	1982	3	20	594										
4	0425	CL FNC 8'	0	0	0	0		58.00	LF 10.65	100	1980	1980	3	20	124										
5	0422	CL FNC 4'	0	0	0	0		80.00	LF 15.00	100	1980	1980	3	20	240										
6	0510	GARAGE WD-	0	0	14	10		140.00	SF 35.00	100	2004	2004	3	40	1,960										
7	0680	POLE SHED	0	0	12	11		132.00	SF 10.00	100	2004	2004	3	40	528										
8	0753	UEP	0	0	20	9		180.00	SF 22.00	100	2004	2004	3	40	1,584										
9	0820	WOOD WALK	0	0	0	0		200.00	SF 11.75	100	2004	2004	3	40	940										
10	0510	GARAGE WD-	0	0	40	20		800.00	SF 35.00	100	2002	2002	3	32	8,960										
LAND DESCRIPTION			TOTAL OB/XF 17,917																						
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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
REVIEW DATE 07/09/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																									

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																									VALUATION BY STANDARD									
																									Tax Group: 6 Tax Dist:									
																									BUILDING MARKET VALUE 123,984									
																									TOTAL MARKET OB/XF VALUE 39,757									
																									TOTAL LAND VALUE - MARKET 30,000									
																									TOTAL MARKET VALUE 193,741									
																									SOH/AGL Deduction 30,450									
																									ASSESSED VALUE 163,291									
																									TOTAL EXEMPTION VALUE 02 163,291									
																									BASE TAXABLE VALUE 0									
																									TOTAL JUST VALUE 193,741									
																									NCON VALUE 0									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE 162,585									
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