

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																							
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall		31	HARDIE BRD 100							0900	01	2,270	121.5249	144.31	327,584	2017	2017	0	0	0	2.00	98.00	VALUATION BY																																				
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2022														Heated Area: 2091														HX Base Yr 2022														STANDARD							
Roof Cover		03	COMP SHNGL 100																																			Tax Group: 6								Tax Dist:													
Interior Wall		05	DRYWALL 100																																			BUILDING MARKET VALUE								344,304													
Interior Floo		11	CLAY TILE 70																																			TOTAL MARKET OB/XF VALUE								14,772													
Interior Floo		14	CARPET 30																																			TOTAL LAND VALUE - MARKET								239,100													
Air Condition		03	CENTRAL 100																																			TOTAL MARKET VALUE								598,176													
Heating Type		04	AIR DUCTED 100																																			SOH/AGL Deduction								140,226													
Bedrooms			4 100																																			ASSESSED VALUE								457,950													
Bathrooms			2.5 100																																			TOTAL EXEMPTION VALUE								HX HB 50,000													
Frame		02	WOOD FRAME 100																																			BASE TAXABLE VALUE								407,950													
Stories		1.	1. 100																																			TOTAL JUST VALUE								598,176													
Units		0	0 100																																			INCON VALUE								0													
Occupancy		00	NONE 100																																			INCOME VALUE																					
																																						PREVIOUS YEAR MKT VALUE								461,730													
Quality		04	Quality Level 04																																																								
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		2,091	100	2,091	295,717																																																						
DCK		90	10	9	1,273																																																						
FOP		488	30	146	20,648																																																						
FST		44	55	24	3,394																																																						
TOTALS		2,713		2,270	321,032																																																						
EXTRA FEATURES										20270 GRANNY LN, HILLIARD										BLD DATE										LGL DATE										05/30/2023										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG 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																																										
1	0200	BARN WD 0-	0	100	28	16	448.00	SF	20.00	20.00	100	1980	1980	3	20	1,792																																											
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1991	1991	3	20	386																																											
7	0681	POLE SHED	0	100	18	11	198.00	SF	15.00	15.00	100	1990	1990	3	20	594																																											
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																																											
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																																											
LAND DESCRIPTION										TOTAL OB/XF										14,772																																							
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	0005	OR	0.00	0.00	15.94	AC		1.00	1.00	1.00	15,000.00	15,000.00	239,100																																										

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