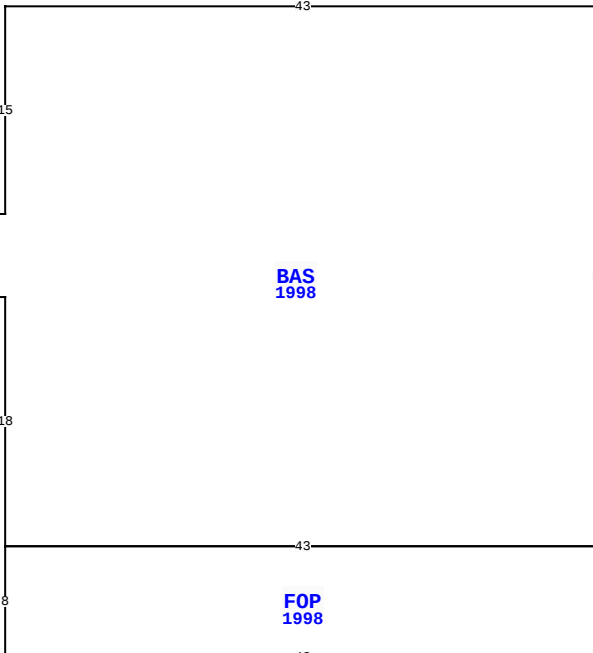


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	1,786	106.0000	95.66	170,849	1998	2003	0	0	0	9.25	90.75																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2003										Heated Area: 1683										HX Base Yr 2003									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1. 1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM																																							
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE		TOTAL GROSS AREA																																					
PCT OF BASE		TOT ADJ AREA																																					
SUBAREA MARKET VALUE																																							
BAS		1,683																																					
FOP		344																																					
TOTALS		2,027																																					
EXTRA FEATURES		19564 KENNY CONNER RD, HILLIARD																																					
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
06/16/2023		MLU																																					
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
BAS=[YR=1998] W43 S15 W1 S6 E1 S18 FOP=[YR=1998] S8 E43 N8 W43\$ E43 N39 \$.																																							
REVIEW DATE 01/09/2017 BY TWX Total Acres: 3.18 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/02/2023 BY SYS																																							