



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	30	VINYL 100	0900	01	2,246	94.3740	112.07	251,709	1978	2015	0	0	0	3.00	97.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022														Heated Area: 2154										HX Base Yr 2022									
Roof Cover	12	MODULAR MT 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floop	13	LVT/LAMMT 100																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		2 100																																		
Frame	03	MASONRY 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
BUD8 Adjustme	06	DIST 1D 100																																		
Occupancy	00	NONE 100																																		
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	2,154	100	2,154	234,157																																
FOP	127	30	38	4,131																																
PTO	960	5	48	5,218																																
PTO	120	5	6	652																																
TOTALS			3,361		2,246	244,158																														
EXTRA FEATURES			2707 JANE 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	0510	GARAGE WD-	0 100	0		1,320.00	SF	35.00	35.00	100	1980	1980	3	20	9,240																					
2	0680	POLE SHED	0 100	39	40	1,560.00	SF	10.00	10.00	100	1986	1986	3	20	3,120																					
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																					
5	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000																					
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000																					
LAND DESCRIPTION			TOTAL OB/XF 26,075																																	
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	000100	C	SFR	100	0005	OR	0.00	0.00	4.64	AC		1.00	1.00	1.00	25,000.00	25,000.00	116,000																			
REVIEW DATE 12/10/2020 BY TWA Total Acres: 4.64 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 08/02/2023 BY SYS																																				