



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		20	FACE BRICK 100		0100	01	2,703	120.3360		108.60	293,546	1973	1983	0	0	0	27.45	72.55	VALUATION BY		STANDARD																														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0														Heated Area: 2104																																
Roof Cover		12	MODULAR MT 100																HX Base Yr																																
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE														212,968																		
Interior Floo		14	CARPET 80																TOTAL MARKET OB/XF VALUE														24,947																		
Interior Floo		12	HARDWOOD 20																TOTAL LAND VALUE - MARKET														151,220																		
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE														389,135																		
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction														225,310																		
Bedrooms			3 100																ASSESSED VALUE														163,825																		
Bathrooms			2 100																TOTAL EXEMPTION VALUE														HX HB		50,000																
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE														113,825																		
Stories		1.	1. 100																TOTAL JUST VALUE														389,135																		
Units		0	100		NCON VALUE														0																																
BUD8 Adjustme		06	DIST 1D 100		INCOME VALUE																																														
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE														288,388																																
Quality		06	Quality Level 06																																																
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		2,104		100		2,104		165,772																																											
FEP		324		80		259		20,406																																											
FGR		600		55		330		26,000																																											
FOP		35		30		10		788																																											
TOTALS		3,063				2,703		212,968																																											
EXTRA FEATURES										3284 BARBARA LN, HILLIARD										BLD DATE										LGL DATE																					
																				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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1973		1973		3		34		1,190																							
2		0510		GARAGE WD-		0 100		24 24		576.00		SF		23.45		23.45		100		1971		1971		3		20		2,701																							
3		0845		KOOL DECK		0 100		0 0		484.00		SF		5.15		5.15		100		1989		1989		3		59.5		1,482																							
4		0866		POOL FIBER		0 100		29 11		319.00		SF		72.00		72.00		100		1989		1989		3		20		4,594																							
5		0940		SHEDS/PORT		0 100		16 12		192.00		SF		21.30		21.30		100		1990		1990		3		20		818																							
6		2701		QUONSET GD		0 100		48 28		1,344.00		SF		15.00		15.00		100		2003		2003		3		54		10,886																							
7		0811		CONCRETE B		0 100		0 0		750.00		SF		5.20		5.20		100		2003		2003		3		84		3,276																							
LAND DESCRIPTION										TOTAL OB/XF										24,947																															
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		000100		C		SFR		100				OR		0.00		0.00		1.00		AC				1.00		1.00		1.00		30,000.00		30,000.00		30,000																	
2		000115		C		SFR ACRES		100						0.00		0.00		6.38		AC				1.00		1.00		1.00		19,000.00		19,000.00		121,220																	
REVIEW DATE		03/31/2020		BY		TWA		Total Acres: 7.38		Total Land Value: 151,220		Market: 0		Agricultural: 0		Common: 151,220		PRINTED 08/02/2023 BY SYS																																	