



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,329	100	1,329	119,065
FOP	20	30	6	538
FOP	114	30	34	3,046
TOTALS	1,463		1,369	122,649

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0007	OR	210.00	210.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,369	119.6000	107.94	147,770	1988	1988	0	0	17.00	83.00
1 SINGLE FAM - 100% - 1999 Heated Area: 1329 HX Base Yr 1999											
19653 CAPITAL DR, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
4,572											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		142,617	
TOTAL MARKET OB/XF VALUE		4,572	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		177,189	
SOH/AGL Deduction		73,493	
ASSESSED VALUE		103,696	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		53,696	
TOTAL JUST VALUE		177,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010539	GARAGE	49,712	10/18/2018
18001566	GARAGE	47,756	03/01/2018
4968	NEW CONSTR	1,700	01/05/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0850/1025	9/29/1998	WD	Q	I	
GRANTOR: MASON STEVE					SALE PRICE
GRANTEE: NELSON RAY E & GARV					
0792/1968	5/09/1997	WD	Q	I	
GRANTOR: CAUSEY JOHN B & CORI					81,000
GRANTEE: MASON STEVE					78,500

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 N4 W10 FOP=[YR=1993] W5 S4 E5 N4\$ S4 W12 S28 E12 S3 FOP=[YR=1993] S6 E19N6 W19\$ E19 N3 E13 N28\$.											

[illegible]