

2023

28-2N-23-0000-0003-0000



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	12	CEDAR 100		0900	01	2,635	95.2128	113.07	297,939	1977	1977	0	0	0	22.50	77.50	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 0										Heated Area: 2050										HX Base Yr										STANDARD									
Roof Cover	03	COMP SHNGL 100												Tax Group: 6										Tax Dist:																			
Interior Wall	04	PLYWOOD 50												BUILDING MARKET VALUE										230,903																			
Interior Wall	05	DRYWALL 50												TOTAL MARKET OB/XF VALUE										31,741																			
Interior Floo	14	CARPET 70												TOTAL LAND VALUE - MARKET										348,627																			
Interior Floo	02	MIN PLYWD 30												TOTAL MARKET VALUE										348,627																			
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										182,382																			
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										166,245																			
Bedrooms	3	100												TOTAL EXEMPTION VALUE										50,000																			
Bathrooms	2.5	100												BASE TAXABLE VALUE										116,245																			
Frame	02	WOOD FRAME 100		TOTAL JUST VALUE										624,144																													
Stories	2.	2. 100		NCON VALUE										0																													
Units	0	100		INCOME VALUE																																							
BUD8 Adjustme	06	DIST 1D 100		PREVIOUS YEAR MKT VALUE										250,032																													
Occupancy	00	NONE 100																																									
Quality	01	Quality Level 01																																									
DOR CODE	5000	IMPROVED AG																																									
MAP NUM		MKT AREA		09																																							
NEIGHBORHOOD/LOC	9001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,025	100	1,025	89,820																																							
FGR	528	55	290	25,412																																							
FSP	492	40	197	17,263																																							
FSP	246	40	98	8,588																																							
FUS	1,025	100	1,025	89,820																																							
TOTALS	3,316		2,635	230,903																																							
EXTRA FEATURES					19426 SCENIC RIVER DR, 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	06/13/2023 MLU																										
2	0681	POLE SHED	0	100	50	27			1,350.00	SF	15.00				15.00																												
3	0861	POOL GUNIT	0	100	16	34			544.00	SF	85.00				85.00																												
4	0845	KOOL DECK	0	100	0	0			504.00	SF	7.25				7.25																												
5	0812	CONCRETE C	0	100	0	0			1,230.00	SF	4.00				4.00																												
6	0910	SCRN RM L	0	100	40	22			880.00	SF	15.00				15.00																												
7	0937	WELL	0	100	0	0			1.00	UT	6,000.00				6,000.00																												
8	0936	SEPTC TANK	0	100	0	0			1.00	UT	6,000.00				6,000.00																												
9	1242	WD DECK A	0	100	8	8			64.00	SF	7.50				7.50																												
10	0752	USP	0	100	14	8			112.00	SF	15.00				15.00																												
LAND DESCRIPTION					TOTAL OB/XF										31,741																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	71,100																										
2	005600	A	TIMBER 3 SI	0			0.00	0.00	36.30	AC		1.00	1.00	1.00	410.00	410.00	14,883																										
3	009910	M	MKT.VAL.AG	0			0.00	0.00	36.30	AC		1.00	1.00	1.00	8,000.00	8,000.00	290,400																										
REVIEW DATE 03/31/2020 BY TWA Total Acres: 38.67 Total Land Value: 85,983 Market: 290,400 Agricultural: 14,883 Common: 71,100 PRINTED 08/02/2023 BY SYS																																											