



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	PAGE 1 of 1 4																																							
Exterior Wall	05	AVERAGE 100	0100	01	2,300	97.1180	87.65	201,595	1940	1970	0	0	0	20.25	79.75	VALUATION BY STANDARD																																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1997													Heated Area: 1772													HX Base Yr 1997																									
Roof Cover	03	COMP SHNGL 100																											VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 90																											Tax Group: 4													Tax Dist:												
Interior Wall	06	CUST PANEL 10																											BUILDING MARKET VALUE													160,772												
Interior Floo	09	PINE WOOD 100																											TOTAL MARKET OB/XF VALUE													1,090												
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET													42,120												
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE													203,982												
Bedrooms	2	100																											SOH/AGL Deduction													109,068												
Bathrooms	1.5	100																											ASSESSED VALUE													94,914												
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	1.	1. 100																											BASE TAXABLE VALUE													44,914												
Units	0	100	TOTAL JUST VALUE													203,982																																						
BUD8 Adjustme	04	DIST 01 100	NCON VALUE													0																																						
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 185,874																																						
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	1,772	100	1,772	123,865																																																		
FEP	256	80	205	14,329																																																		
FOP	25	30	8	559																																																		
FST	176	55	97	6,780																																																		
UGR	484	45	218	15,239																																																		
TOTALS 2,713 2,300 160,772																																																						
EXTRA FEATURES			15462 CR 108, 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	0803	ASPHALT C	0 100	0 0	4,359.00	SF	0.50	0.50	100	1970	1970	3	50	1,090																																								
LAND DESCRIPTION			TOTAL OB/XF 1,090																																																			
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.56	AC		1.00	1.00	0.90	30,000.00	27,000.00	42,120																																					
REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.56 Total Land Value: 42,120 Market: 0 Agricultural: 0 Common: 42,120 PRINTED 08/02/2023 BY SYS																																																						