



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 50		0900	01	2,599	97.1280	115.34	299,769	1986	1991	0	0	0	19.28	80.72	STANDARD																																	
Exterior Wall	26	AL SIDING 50		1 SNGL FAM - 100% - 2020													Heated Area: 2219													HX Base Yr 2020																				
Roof Structur	03	GABLE/HIP 100																			VALUATION BY										Tax Group: 4										Tax Dist:									
Roof Cover	12	MODULAR MT 100																			BUILDING MARKET VALUE										241,974																			
Interior Wall	05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE										5,378																			
Interior Floo	14	CARPET 100																			TOTAL LAND VALUE - MARKET										60,000																			
Air Condition	03	CENTRAL 100																			TOTAL MARKET VALUE										307,352																			
Heating Type	04	AIR DUCTED 100																			SOH/AGL Deduction										99,579																			
Bedrooms	3	100																			ASSESSED VALUE										207,773																			
Bathrooms	2	100																			TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame	02	WOOD FRAME 100																			BASE TAXABLE VALUE										157,773																			
Stories	1.5	1.5 100																			TOTAL JUST VALUE										307,352																			
Units	0	100		NCON VALUE										0																																				
BUD8 Adjustme	04	DIST 01 100		INCOME VALUE																																														
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE										250,359																																				
Quality			02	Quality Level 02																																														
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	1,218	100	1,218	113,399																																														
FGR	360	55	198	18,434																																														
FOP	49	30	15	1,396																																														
FOP	174	30	52	4,842																																														
FOP	72	30	22	2,048																																														
FST	72	55	40	3,724																																														
FUS	1,001	100	1,001	93,195																																														
UOP	112	20	22	2,048																																														
UOP	153	20	31	2,887																																														
TOTALS	3,211		2,599	241,974																																														
EXTRA FEATURES				26936 WILLIE HODGES RD, 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1986	1986	3	62	2,170																																		
2	0681	POLE SHED	0	100	45	24		1,080.00	SF 9.00	9.00	100	1987	1987	3	20	1,944																																		
3	0810	CONCRETE A	0	100	22	17		374.00	SF 6.50	6.50	100	1986	1986	3	52	1,264																																		
BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU																																																		
XF DATE																																																		
INC DATE																																																		
LAND DATE																																																		
AG DATE																																																		
TOTAL OB/XF 5,378																																																		
LAND DESCRIPTION																																																		
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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																																	
REVIEW DATE 08/16/2018 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																																		