



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	20	FACE BRICK 100	0900	01	2,537	95.8176	113.78	288,660	2001	2001	0	0	15.75	84.25	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002													Heated Area: 2178									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
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	2,178	100	2,178	208,782																					
FGR	552	55	304	29,141																					
FOP	64	30	19	1,821																					
FOP	120	30	36	3,451																					
TOTALS			2,914	2,537	243,196																				
EXTRA FEATURES			27516 SWEARINGEN 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	2001	2001	3	86	3,010									
4	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2002	2002	3	83	3,386									
TOTAL OB/XF 6,396																									
LAND DESCRIPTION			TOTAL OB/XF 6,396																						
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																									