



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																	
Exterior Wall	05	AVERAGE 100	0100	01	1,928	99.9600	90.21	173,925	1990	1990	0	0	15.25	84.75	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1746										HX Base Yr 2022									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	05	DRYWALL 60																														
Interior Wall	05	DRYWALL 40																														
Interior Floor	09	PINE WOOD 100																														
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	168	100	168	12,844																												
BAS	906	100	906	69,266																												
BAS	672	100	672	51,376																												
UOP	550	20	110	8,410																												
UST	160	45	72	5,505																												
TOTALS			2,456		1,928	147,401																										
EXTRA FEATURES			3117 BARBARA LN, 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																
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																	
5	0751	UOP	0 100	10	30	300.00	SF	10.00	10.00	100	1993	1993	3	20	600																	
6	0510	GARAGE WD-	0 100	28	30	840.00	SF	35.00	35.00	100	1993	1993	3	20	5,880																	
7	0751	UOP	0 0	10	30	300.00	SF	10.00	10.00	100	1993	1993	3	20	600																	
LAND DESCRIPTION																	TOTAL OB/XF 9,530															
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	000100	C	SFR	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000															
REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																