



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	19	COMMON BRK 100	0900	01	1,868	113.0724	134.27	250,816	1970	1974	0	0	0	34.00	66.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2014													Heated Area: 1724										HX Base Yr 2014													
Roof Cover	03	COMP SHNGL 100														Tax Group: 4										Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										165,539													
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE										20,076													
Interior Floo	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET										93,500													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										279,115													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										141,626													
Bedrooms	3	100														ASSESSED VALUE										137,489													
Bathrooms	2	100														TOTAL EXEMPTION VALUE										50,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										87,489													
Stories	1.	1. 100														TOTAL JUST VALUE										279,115													
Units	0	100	NCON VALUE										0																										
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										204,295																
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	1,460	100	1,460	129,382																																			
BAS	264	100	264	23,395																																			
FCP	240	25	60	5,317																																			
FOP	100	30	30	2,658																																			
UST	120	45	54	4,786																																			
TOTALS			2,184	1,868	165,539																																		
EXTRA FEATURES			456208 OLD DIXIE HWY, 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	0511	GARAGE CB-	0	100	20	30			600.00	SF	40.00				40.00	100	1969	1969	3	21	5,040																		
2	0812	CONCRETE C	0	100	0	0			3,631.00	SF	4.00				4.00	100	1981	1981	3	38	5,519																		
3	0510	GARAGE WD-	0	100	24	30			720.00	SF	35.00				35.00	100	1973	1973	3	20	5,040																		
4	0680	POLE SHED	0	100	9	30			270.00	SF	10.00				10.00	100	1973	1973	3	20	540																		
5	0681	POLE SHED	0	100	9	30			270.00	SF	15.00				15.00	100	1973	1973	3	20	810																		
6	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				3,500.00	100	1999	1999	3	84	2,940																		
7	0810	CONCRETE A	0	100	8	4			32.00	SF	6.50				6.50	100	2008	2008	3	90	187																		
TOTALS			20,076																																				
LAND DESCRIPTION			TOTAL OB/XF																																				
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																					
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	25,000.00	25,000.00	93,500																						
REVIEW DATE			07/21/2021																	BY TWA																			
Total Acres:			3.74																	Total Land Value:										93,500									
Market:			0																	Agricultural:										0									
Common:			93,500																	PRINTED 08/02/2023 BY SYS																			