

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
Exterior Wall		10	ABOVE AVG 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100		0100		01	1,632	109.1400	98.50		160,752		1958	1981	0	0	0	17.25	82.75	Tax Group: 4		Tax Dist:							
Roof Cover		05	COMP SHNGL 100		1		SINGLE FAM - 100% - 2021														Heated Area: 1497		HX Base Yr		BUILDING MARKET VALUE		133,022			
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		0			
Interior Floo		14	CARPET 90																						TOTAL LAND VALUE - MARKET		43,050			
Interior Floo		08	SHT VINYL 10																						TOTAL MARKET VALUE		176,072			
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		0			
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE		176,072			
Bedrooms			4 100																						TOTAL EXEMPTION VALUE		13			
Bathrooms			1 100																						BASE TAXABLE VALUE		0			
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE		176,072			
Stories		1.	1. 100																						INCON VALUE		0			
Units			0 100																						INCOME VALUE					
BUD8 Adjustme		04	DIST 01 100																						PREVIOUS YEAR MKT VALUE		153,927			
Occupancy		00	NONE 100																											
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		05																									
NEIGHBORHOOD/LOC		5001.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		1,497	100	1,497	122,019																									
FSP		90	40	36	2,934																									
FST		180	55	99	8,070																									
TOTALS		1,767		1,632	133,022																									
EXTRA FEATURES					58245 TIMMONS RD, HILLIARD										BLD DATE				LGL DATE											
															XF DATE				LAND DATE											
															INC DATE				AG DATE											
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													
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