

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 100							0900	01	2,752	94.1760	111.83	307,756	1979	1989	0	0	0	24.15	75.85	STANDARD										
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1995														Heated Area: 2297									
Roof Cover		03	COMP SHNGL 100							UST 1993														HX Base Yr 1995									
Interior Wall		04	PLYWOOD 50																														
Interior Wall		04	PLYWOOD 50																														
Interior Floo		14	CARPET 60																														
Interior Floo		12	HARDWOOD 40																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			2 100																														
Frame Stories Units		02	WOOD FRAME 100																														
		1.	1. 100																														
			0 100																														
Occupancy		00	NONE 100																														
Quality		01	Quality Level 01																														
DOR CODE		5000	IMPROVED AG																														
MAP NUM			MKT AREA				09																										
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,297	100	2,297	194,839																													
FGR	594	55	327	27,737																													
FOP	133	30	40	3,393																													
FSP	148	40	59	5,005																													
UST	64	45	29	2,460																													
TOTALS		3,236		2,752	233,433																												
EXTRA FEATURES								28267 POTOCHNIK 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																
1	0940	SHEDS/PORT	0 100	0	0	144.00		SF	30.00	30.00	100	1980	1980	3	20	864																	
2	0200	BARN WD 0-	0 100	22	39	858.00		SF	20.00	20.00	100	1985	1985	3	20	3,432																	
3	0500	FP-PRE FAB	0 100	0	0	1.00		UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																	
4	0810	CONCRETE A	0 100	0	0	1,268.00		SF	6.50	6.50	100	1980	1980	3	35	2,885																	
6	0510	GARAGE WD-	0 100	0	0	300.00		SF	29.75	29.75	100	1994	1994	3	23	2,053																	
LAND DESCRIPTION										TOTAL OB/XF										10,949													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																
2	006000	A	PAST1/HAY	0			0.00	0.00	3.09	AC		1.00	1.00	1.00	440.00	440.00	1,360																
3	005902	A	HARDWOOD SI	0			0.00	0.00	4.91	AC		1.00	1.00	1.00	175.00	175.00	859																
4	005600	A	TIMBER 3 SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	410.00	410.00	410																
5	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																
REVIEW DATE		07/30/2020		BY		TWA		Total Acres: 10.00		Total Land Value: 32,629		Market: 174,928		Agricultural: 2,629		Common: 30,000		PRINTED 08/02/2023 BY SYS															