



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 2 4																							
Exterior Wall	25	MOD METAL 100	6500	01	1,200	56.0740	19.63	23,556	2022	2022	0	0	1.00	99.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	3 GARAGE RES - 100% - 2023												Heated Area: 1200												HX Base Yr 2023											
Roof Cover	12	MODULAR MT 100	254825 BAS 2022																																			
Interior Wall	07	NONE 100																																				
Interior Floop	03	CONC FINSH 100																																				
Air Condition	01	NONE 100																																				
Heating Type	01	NONE 100																																				
Bedrooms	0	100																																				
Bathrooms	0	100																																				
Frame	05	STEEL 100																																				
Stories	1.	1. 100																																				
Units	0	100																																				
Occupancy	00	NONE 100																																				
Quality			06	Quality Level 06																																		
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	1,200	100	1,200	23,320																																		
TOTALS			1,200	1,200	23,320																																	
EXTRA FEATURES					31168 CR 121, HILLIARD										BLD DATE 04/28/2009 DJ LGL DATE 06/16/2023 MLU																							
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																						
10	0681	POLE SHED	0 100	16	14	224.00	SF	15.00	15.00	100	2001	2001	3	30	1,008																							
13	0680	POLE SHED	0 100	50	30	1,500.00	SF	10.00	10.00	100	2022	2022	3	100	15,000																							
14	0861	POOL GUNIT	4 100	28	13	364.00	SF	85.00	85.00	100	2023	2022		100	30,940																							
15	0855	CONC PAVER	4 100	0	0	579.00	SF	10.00	10.00	100	2023	2022		100	5,790																							
16	0811	CONCRETE B	4 100	0	0	827.00	SF	5.20	5.20	100	2023	2022		100	4,300																							
LAND DESCRIPTION																	TOTAL OB/XF 57,038																					
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	0004	OR	0.00	0.00	3.87	AC		1.00	1.00	0.90	25,000.00	22,500.00	87,075																					
REVIEW DATE 03/07/2023 BY WW Total Acres: 3.87 Total Land Value: 87,075 Market: 0 Agricultural: 0 Common: 87,075 PRINTED 08/02/2023 BY SYS																																						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/1809	4/10/2020	WD	Q	I	01	62,500

GRANTOR: RATLIFF JERRY RAY

GRANTEE: GRUBBS JIMMY & VICK

2133/1833	7/18/2017	QC	U	I	11	100
-----------	-----------	----	---	---	----	-----

GRANTOR: MCGUIRE JEWELL D

GRANTEE: RATLIFF JERRY RAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S25 E48 N25\$.

[illegible]