



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		05	AVERAGE 100							0100	01	1,423	126.1832	113.88	162,051	1944	1995	0	0	0	13.25	86.75	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0										Heated Area: 1264										HX Base Yr									
Roof Cover		12	MODULAR MT 100							Floor Plan Details: Overall Dimensions: 49' x 27' Basement Area (BAS 1993): 25' x 25' = 625 sq ft First Floor Area (FSP 1993): 25' x 27' = 675 sq ft Total First Floor Area (FST 1993): 625 + 675 = 1,300 sq ft Additional areas shown include a porch and various setbacks.										Tax Group: 4					Tax Dist:														
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					140,579														
Interior Floo		13	LVT/LAMNT 70																	TOTAL MARKET OB/XF VALUE					10,272														
Interior Floo		11	CLAY TILE 30																	TOTAL LAND VALUE - MARKET					99,750														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					250,601														
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					37,285														
Bedrooms			3 100																	ASSESSED VALUE					213,316														
Bathrooms			1 100																	TOTAL EXEMPTION VALUE					0														
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					213,316														
Stories		1.	1. 100																	TOTAL JUST VALUE					250,601														
Units			0 100							NCON VALUE					0																								
BUD8 Adjustme		04	DIST 01 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE					193,924																								
Quality		05	Quality Level 05																																				
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	1,264	100	1,264	124,871																																			
FSP	250	40	100	9,879																																			
FST	108	55	59	5,829																																			
TOTALS		1,622		1,423	140,579											BLD DATE				LGL DATE		06/16/2023		MLU															
EXTRA FEATURES					31202 CR 121, HILLIARD										XF DATE				LAND 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	0810	CONCRETE A	0	0	0	443.00	SF	6.50	6.50	100	1980	1980	3	35	1,008																								
2	0940	SHEDS/PORT	0	0	0	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152																								
3	0200	BARN WD 0-	0	0	37 48	1,776.00	SF	20.00	20.00	100	1990	1990	3	20	7,104																								
4	0681	POLE SHED	0	0	8 12	96.00	SF	15.00	15.00	100	1980	1980	3	20	288																								
5	1242	WD DECK A	0	0	0	360.00	SF	10.00	10.00	100	2001	2001	3	20	720																								
LAND DESCRIPTION																	TOTAL OB/XF										10,272												
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	000115	C	SFR ACRES		0	0004	OR	0.00	0.00	3.99	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,750																					
REVIEW DATE 04/04/2022 BY TWA Total Acres: 3.99 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/02/2023 BY SYS																																							