



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																			
Exterior Wall	05	AVERAGE 100	1101	04	826	91.6650	134.29	110,924	1999	1999	0	0	21.00	79.00	VALUATION SUMMARY																			
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 0												Heated Area: 768 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100	32 24 BAS 1999 32 6 FOP 1999 32												VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100													Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 100													BUILDING MARKET VALUE										89,440									
Ceiling	02	F.NOT SUS 100													TOTAL MARKET OB/XF VALUE										11,537									
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET										47,500									
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE										148,477									
Fixtures	3	100													SOH/AGL Deduction										25,829									
Frame	02	WOOD FRAME 100													ASSESSED VALUE										122,648									
Story Height	8	100													TOTAL EXEMPTION VALUE										0									
RMS	3	100													BASE TAXABLE VALUE										122,648									
Stories	1.	1. 100	TOTAL JUST VALUE										148,477																					
Units	0	100	NCON VALUE										0																					
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										113,686											
Quality			03	Quality Level 03																														
DOR CODE			3500 TOURIST ATTRACTION																															
MAP NUM			MKT AREA										09																					
NEIGHBORHOOD/LOC			9002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	768	100	768	81,477																														
FOP	192	30	58	6,153																														
TOTALS			960	826	87,630																													
EXTRA FEATURES			2818 LAKE HAMPTON RD, 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	0940	SHEDS/PORT	0	0	16	8	128.00	SF	21.30	21.30	100	1998	1998	3	20	545																		
2	0681	POLE SHED	0	0	30	18	540.00	SF	15.00	15.00	100	1998	1998	3	27	2,187																		
3	0430	CL FNC 6B	0	0	0	0	200.00	LF	9.70	9.70	100	1998	1998	3	48	931																		
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	48	288																		
5	0350	CARPORT WD	0	0	18	8	144.00	SF	13.00	13.00	100	2000	2000	3	20	374																		
6	0424	CL FNC 6'	0	0	0	0	350.00	LF	20.00	20.00	100	2000	2000	3	55	3,850																		
7	0351	CARPORT MT	0	0	26	18	468.00	SF	10.00	10.00	100	2000	2000	3	20	936																		
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1999	1999	3	52	2,426																		
TOTAL OB/XF 11,537																																		
LAND DESCRIPTION																																		
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	003500	C	TOUR ATTR	0	0004	CG	0.00	0.00	0.95	AC		1.00	1.00	1.00	50,000.00	50,000.00	47,500																	
REVIEW DATE 09/24/2020 BY KK Total Acres: 0.95 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 08/02/2023 BY SYS																																		

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