



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 4											
Exterior Wall	01	MINIMUM 100	1101	04	1,386	58.2330	85.31	118,240	2001	2001	0	0	0	18.00	82.00	VALUATION BY STANDARD										
Roof Structur	10	STEEL FRME 100	1 RETAILSTOR - 0% - 0													Heated Area: 1200 HX Base Yr										
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:										
Interior Wall	07	NONE 100														BUILDING MARKET VALUE 99,959										
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE 47,751										
Ceiling	04	NONE 100														TOTAL LAND VALUE - MARKET 256,448										
Air Condition	01	NONE 100														TOTAL MARKET VALUE 404,158										
Heating Type	01	NONE 100														SOH/AGL Deduction 29,098										
Fixtures	2	100														ASSESSED VALUE 375,060										
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE 0										
Story Height	20	100														BASE TAXABLE VALUE 375,060										
RMS	2	100														TOTAL JUST VALUE 404,158										
Stories	1.	1. 100	NCON VALUE 0																							
Units	0	100	INCOME VALUE 0																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 340,964																							
Quality			03	Quality Level 03																						
DOR CODE			3600 CAMPS																							
MAP NUM															09											
NEIGHBORHOOD/LOC			9002.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,200	100	1,200	83,945																						
CAN	400	30	120	8,394																						
CAN	220	30	66	4,617																						
TOTALS			1,820	1,386	96,957																					
EXTRA FEATURES			29506 SCOTTS LANDING 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	0812	CONCRETE C	0	0	0	0			1,522.00	SF	4.00				4,992											
2	0402	CONC BUMPE	0	0	0	0			4.00	UT	25.00				25.00											
3	0940	SHEDS/PORT	0	0	12	10			120.00	SF	21.30				21.30											
4	0940	SHEDS/PORT	0	0	20	10			200.00	SF	19.50				19.50											
5	0351	CARPORT MT	0	0	20	12			240.00	SF	5.60				5.60											
6	1242	WD DECK A	0	0	21	12			252.00	SF	10.00				10.00											
7	0940	SHEDS/PORT	0	0	12	8			96.00	SF	30.00				30.00											
8	0681	POLE SHED	0	0	20	20			400.00	SF	15.00				15.00											
9	0681	POLE SHED	0	0	20	20			400.00	SF	15.00				15.00											
10	0681	POLE SHED	0	0	24	41			1,107.00	SF	15.00				15.00											
LAND DESCRIPTION			TOTAL OB/XF 19,313																							
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	003600	C	CAMPS	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	200,000									
2	002820	C	RV PARK	0	0005		0.00	0.00	49.00	UT		1.00	1.00	1.00	1,152.00	1,152.00	56,448									
REVIEW DATE 09/24/2020 BY KK Total Acres: 10.00 Total Land Value: 256,448 Market: 0 Agricultural: 0 Common: 256,448 PRINTED 08/02/2023 BY SYS																										

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