



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	15	CONC BLOCK 100	7101	04	1,524	69.3315	116.65	177,775	1950	1968	0	0	28.50	71.50	STANDARD																				
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0													Heated Area: 1506										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	01	MINIMUM 100																																	
Interior Floo	03	CONC FINSH 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Fixtures	0	100																																	
Frame	03	MASONRY 100																																	
Story Height	9	100																																	
RMS	2	100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
DOR CODE			7100CHURCHES																																
MAP NUM			MKT AREA 09																																
NEIGHBORHOOD/LOC			9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,506	100	1,506	125,608																															
CAN	60	30	18	1,502																															
TOTALS			1,566	1,524	127,109																														
EXTRA FEATURES			29411 PIGEON CREEK CHURCH 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	0681	POLE SHED	0	0	50	12	600.00	SF	15.00	15.00	100	1980	1980	3	20	1,800																			
2	0812	CONCRETE C	0	0	0	0	1,078.00	SF	4.00	4.00	100	1980	1980	3	35	1,509																			
3	0810	CONCRETE A	0	0	13	20	260.00	SF	6.50	6.50	100	1996	1996	3	73	1,234																			
4	0424	CL FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2011	2011	3	83	266																			
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249																			
LAND DESCRIPTION			TOTAL OB/XF														5,058																		
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	007100	C	CHURCH	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000																		
REVIEW DATE 04/27/2022 BY KK Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W38 S15 E7 S39 E7 CAN=[YR=1994] S6 E10 N6 W10\$ E17 N39 E7 N15\$.

