

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1208CEDAR 100IRREGULAR 100

Roof Cover Interior Wall

1205MODULAR MT 100DRYWALL 100

Interior Floor Interior Floo

1408CARPET 80SHT VINYL 20

Air Condition Heating Type

0304CENTRAL 100AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2 100
02WOOD FRAME 100

Stories Units Occupancy

2.002. 100
0 100
00NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100MKT AREA 099001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2301001,230155,119
BAS22410022428,249
FUS812100812102,403
UOP35220708,828
UOP418208410,594
USP3523010613,368

TOTALS3,3882,526318,561

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900012,526119.3280141.70357,9341999200000011.0089.00

1 SNGL FAM - 100% - 2003Heated Area: 2266HX Base Yr 2003

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/16/2023MLU

EXTRA FEATURES

28805 TRACY RD, HILLIARD

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10681POLE SHED01002012240.00SF15.0015.00100199919993281,008

20940SHEDS/POR01002016320.00SF30.0030.00100199919993201,920

30681POLE SHED01002012240.00SF15.0015.00100199919993281,008

40861POOL GUNIT01003013390.00SF85.0085.00100200120013299,614

50845KOOL DECK010000474.00SF7.257.25100200120013822,818

LAND DESCRIPTION

TOTAL OB/XF16,368

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCTADJ D TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES10000070.000.003.44AC1.001.001.0025,000.0025,000.0086,000

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE318,561

TOTAL MARKET OB/XF VALUE16,368

TOTAL LAND VALUE - MARKET86,000

TOTAL MARKET VALUE420,929

SOH/AGL Deduction253,923

ASSESSED VALUE167,006

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE117,006

TOTAL JUST VALUE420,929

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE330,158

PERMIT NUMDESCRIPTIONAMTISSUED

B99NEW CONSTR105,00001/05/1999

B985055NEW CONSTR105,00006/01/1998

SALES DATA

OFF RECORD NumberDATE

TYPEINSTQUANTITYRSNCD

1724/10002/04/2011QCUI11100

GRANTOR: CLARK JAMES W & LISA

GRANTEE: CLARK JAMES W

1046/13113/27/2002WDUI05110,500

GRANTOR: FLINK LISA DAWN

GRANTEE: CLARK JAMES W

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W47 USP=[YR=2013] W8 S44 E8 UOP=[YR=1999] E6
S6 E26 N6 E15 N8 BAS=[YR=2013] N28 W8 BAS=[YR=1999] W2 U2 L2
W4 D2 L2 W19 U2 L2 W4 D2 L2 W2 S28 E2 D2 R2 E4 U2 R2
E2 S6 E15 N6 E2 D2 R2 E4 U2 R2 E2 N28\$ S28 E8\$ W10 D2 L2
W4 U2 L2 W2 S6 W15 N6 W2 D2 L2 W4 U2 L2 W2 S8\$ N44\$ S8
E2 U2 R2 E4 D2 R2 E19 U2 R2 E4 D2 R2 E10 N8\$ PTR=E20
FUS=[YR=1999] E4 N2 E4 S2 E4 N4 E15 S4 N4 W15 S14 E15 N10 E4
N2 E4 S2 E4 S20 W4 S2 W4N2 W4 S10 W15 N10 W4 S2 W4 N2 W4 N20\$
W20\$.