



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	0200	01	2,280	107.9000	80.92	184,498	2012	2012	0	0	4.50	95.50	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2013												Heated Area: 2280												HX Base Yr 2013											
Roof Cover	03	COMP SHNGL 100	307630 BAS 2012																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	11	CLAY TILE 30																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		4 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
Occupancy	00	NONE 100																																				
Quality			03	Quality Level 03																																		
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	2,280	100	2,280	176,196																																		
TOTALS			2,280	2,280	176,196																																	
EXTRA FEATURES			28200 TRACY 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	1242	WD DECK A	0 100	26	16	416.00	SF	5.00	5.00	100	2013	2013	3	65	1,352																							
2	0472	VF 2 RAIL	0 100	0	0	128.00	LF	15.00	15.00	100	2013	2013	3	87	1,670																							
3	0351	CARPORT MT	0 100	30	30	900.00	SF	10.00	10.00	100	2015	2015	3	74	6,660																							
4	0351	CARPORT MT	0 100	35	18	630.00	SF	6.90	6.90	100	2016	2016	3	78	3,391																							
LAND DESCRIPTION			TOTAL OB/XF 13,073																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0007	OR	0.00	0.00	4.52	AC		1.00	1.00	2.25	25,000.00	56,250.00	254,250																					
REVIEW DATE 07/02/2020 BY TW Total Acres: 4.52 Total Land Value: 254,250 Market: 0 Agricultural: 0 Common: 254,250 PRINTED 08/02/2023 BY SYS																																						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1789/1773	4/20/2012	WD	Q	V	01	148,000

GRANTOR: CREEKMORE STACY J & N

GRANTEE: MORRIS DWAYNE E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S30 E76 N30\$.

[illegible]