

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										PAGE 1 of 1	4																				
Exterior Wall		15	CONC BLOCK 100							0100	01	1,612	96.9000	87.45	140,969	1962	1962	0	0	0	33.00	67.00	VALUATION BY										STANDARD																				
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 1995														Heated Area: 1511										HX Base Yr 1995																			
Roof Cover		12	MODULAR MT 100							BAS 1993														FST 1993										FSP 1993																			
Interior Wall		05	DRYWALL 90																																																		
Interior Wall		04	PLYWOOD 10																																																		
Interior Floo		14	CARPET 90																																																		
Interior Floo		08	SHT VINYL 10																																																		
Air Condition		03	CENTRAL 100																																																		
Heating Type		04	AIR DUCTED 100																																																		
Bedrooms			3 100																																																		
Bathrooms			1 100																																																		
Frame Stories Units		03	MASONRY 100																																																		
BUD8 Adjustme Occupancy		04	DIST 01 100 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	1,511	100	1,511	88,532																																																	
FSP	105	40	42	2,461																																																	
FSP	39	40	16	937																																																	
FST	78	55	43	2,519																																																	
TOTALS		1,733		1,612	94,449																																																
EXTRA FEATURES										2857 FOXGLOVE PL, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU																									
										XF DATE				LAND DATE																																							
										INC DATE				AG DATE																																							
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	0 100	9	10	90.00	SF	13.20	13.20	100	1993	1993	3	20	238																																						
2	1242	WD DECK A	0 100	14	8	112.00	SF	10.00	10.00	100	2000	2000	3	20	224																																						
3	0681	POLE SHED	0 100	0	0	308.00	SF	15.00	15.00	100	1998	1998	3	27	1,247																																						
4	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2003	2003	3	36	346																																						
LAND DESCRIPTION										TOTAL OB/XF										2,055																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																				
REVIEW DATE 09/17/2018 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																																					