



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,489	100	2,489	205,844
FGR	754	55	415	34,321
FOP	240	30	72	5,955
FSP	224	40	90	7,443
FST	250	55	138	11,413

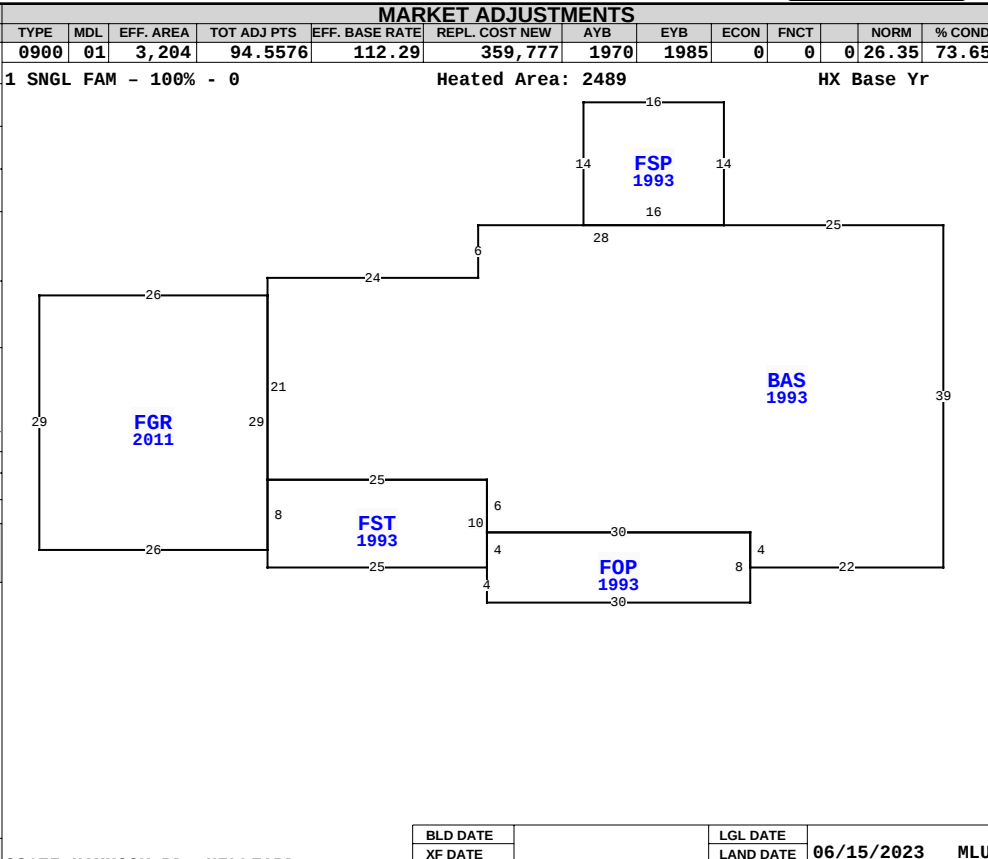
TOTALS	3,957		3,204	264,976
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EXTRA FEATURES

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	0	0	48.00	SF	30.00	30.00	100	1970	1970	3	20	288	
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	3,780	
3	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	1997	1997	3	20	1,920	
4	0861	POOL GUNIT	0 100	36	18	648.00	SF	85.00	85.00	100	1983	1983	3	20	11,016	
5	0680	POLE SHED	0 100	10	20	200.00	SF	10.00	10.00	100	1997	1997	3	26	520	
6	0680	POLE SHED	0 100	10	20	200.00	SF	10.00	10.00	100	1997	1997	3	26	520	
7	0810	CONCRETE A	0 100	0	0	12,865.00	SF	6.50	6.50	100	1997	1997	3	75	62,717	
8	0845	KOOL DECK	0 100	0	0	861.00	SF	7.25	7.25	100	1997	1997	3	75	4,682	
9	0855	CONC PAVER	0 100	0	0	126.00	SF	7.00	7.00	100	1997	1997	3	75	662	
10	1127	BRICK 8"	0 100	0	0	24.00	SF	11.00	11.00	100	1997	1997	3	93	246	

LAND DESCRIPTION

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	17.40	AC		1.00	1.00	1.00	410.00	410.00	7,134							
3	009910	M	MKT. VAL. AG	0			0.00	0.00	18.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	257,600							



28175 HAMMOCK RD, HILLIARD

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

06/15/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,204	94.5576	112.29	359,777	1970	1985	0	0	26.35	73.65

1 SNGL FAM - 100% - 0

Heated Area: 2489

HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,976
TOTAL MARKET OB/XF VALUE		95,701
TOTAL LAND VALUE - MARKET		287,600
TOTAL MARKET VALUE		397,811
SOH/AGL Deduction		197,538
ASSESSED VALUE		200,273
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		145,273
TOTAL JUST VALUE		648,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003469	NEW ROOF	17,000	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0220	4/19/2021	FJ	U	I	11	100
GRANTOR: JOHNSON WILLIAM HALL						
GRANTEE: JOHNSON CATHERINE S						
2418/1118	12/21/2020	WD	U	I	11	100
GRANTOR: JOHNSON CATHERINE L/E						
GRANTEE: CONNER CATHY J & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FSP=[YR=1993] N14 W16 S14 E16 \$ W28 S6 W24 S2 FGR=[YR=2011] W26 S29 E26 FST=[YR=1993] S2 E25 FOP=[YR=1993] S4 E30 N8 W30 S4\$ N10 W25 S8\$ N29\$ S21 E25 S6 E30 S4 E22 N39\$.

[illegible]