



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 1												
Exterior Wall	19	COMMON BRK 100	0100	01	2,120	122.5000	110.56	234,387	1974	1974	0	0	0	34.00	66.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1974											
Roof Cover	03	COMP SHNGL 100														HX Base Yr											
Interior Wall	05	DRYWALL 100																									
Interior Floop	14	CARPET 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	3	100																									
Frame	02	WOOD FRAME 100																									
Stories	1.	1. 100																									
Units	0	100																									
BUD8 Adjustme	04	DIST 01 100																									
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	1,974	100	1,974	144,042																							
FCP	360	25	90	6,567																							
FOP	186	30	56	4,086																							
TOTALS			2,520	2,120	154,695																						
EXTRA FEATURES			554106 US HWY 1, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260											
2	0810	CONCRETE A	0	0	0	0	422.00	SF	6.50	6.50	100	1980	1980	3	35	960											
3	0350	CARPORT WD	0	0	18	12	216.00	SF	8.58	8.58	100	1975	1975	3	20	371											
4	0940	SHEDS/PORT	0	0	18	25	450.00	SF	13.20	13.20	100	1975	1975	3	20	1,188											
5	0511	GARAGE CB-	0	0	30	60	1,800.00	SF	40.00	40.00	100	1973	1973	3	25	18,000											
6	0510	GARAGE WD-	0	0	12	33	396.00	SF	35.00	35.00	100	1984	1984	3	20	2,772											
LAND DESCRIPTION			TOTAL OB/XF													24,551											
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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	52,200										
REVIEW DATE 09/17/2018 BY TWA Total Acres: 1.74 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 08/02/2023 BY SYS																											

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

154,695

24,551

52,200

231,446

0

231,446

0

231,446

231,446

0

0

198,934

PERMIT NUM

DESCRIPTION

AMT

ISSUED

5772

REPAIR/RRF

790,000,000

05/30/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2595/0564

10/05/2022

WD U

I

37

150,000

GRANTOR: FENDER GLORIA KAY

GRANTEE: DILLINGHAM FREDERIC

1898/1608

12/19/2013

PR U

I

19

100

GRANTOR: FENDER GLORIA KAY P/R

GRANTEE: FENDER GLORIA KAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S16 FCP=[YR=1993] S20 E18 FOP=[YR=1993] E31 N6 W31 S6\$ N20 W18\$ E18 S14 E31 S6 E21 N36\$.