

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 NORM % COND										VALUATION SUMMARY									
Exterior Wall 20 FACE BRICK 100										0500 01 3,817 92.7450 139.12 531,021 2003 2003 0 0 15.00 85.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2004 Heated Area: 3218 HX Base Yr 2004										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 451,368									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 32,932									
Interior Floo 11 CLAY TILE 50																				TOTAL LAND VALUE - MARKET 106,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 515,780									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 297,935									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 217,845									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 167,845									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 590,300									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 573,096									
Quality 01 Quality Level 01																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 5000 IMPROVED AG																				230009435 NEW ROOF 20,000 07/24/2023									
MAP NUM MKT AREA 09																				B0310940 NEW CONSTR 237,204 01/03/2003									
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,218 100 3,218 380,535																													
FGR 672 55 370 43,753																													
FOP 276 30 83 9,815																													
FOP 344 30 103 12,180																													
FST 78 55 43 5,085																													
TOTALS 4,588 3,817 451,368																													
EXTRA FEATURES										2845 KURRY LN, 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 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 87 3,045																													
2 0812 CONCRETE C 0 100 0 0 1,272.00 SF 4.00 4.00 100 2003 2003 3 83 4,223																													
3 0812 CONCRETE C 0 100 0 0 1,964.00 SF 4.00 4.00 100 2005 2005 3 86 6,756																													
4 0861 POOL GUNIT 0 100 0 0 335.00 SF 85.00 85.00 100 2006 2006 3 44 12,529																													
5 0845 KOOL DECK 0 100 0 0 560.00 SF 7.25 7.25 100 2006 2006 3 87 3,532																													
6 0462 ST/AL FNC 0 100 0 0 600.00 SF 10.00 10.00 100 2006 2006 3 44 2,640																													
7 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2006 2006 3 69 207																													
LAND DESCRIPTION										TOTAL OB/XF 32,932																			
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 005000 C RURAL HOME 100 0007 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 006000 A PAST1/HAY 0 OR 0.00 0.00 4.00 AC 1.00 1.00 1.00 370.00 370.00 1,480																													
3 009910 M MKT.VAL.AG 0 OR 0.00 0.00 4.00 AC 1.00 1.00 1.00 19,000.00 19,000.00 76,000																													
REVIEW DATE 01/24/2024 BY WWA Total Acres: 5.00 Total Land Value: 31,480 Market: 76,000 Agricultural: 1,480 Common: 30,000 PRINTED 08/06/2024 BY SYS																													