

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										4									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	15	CONC BLOCK	50	0100	01	1,626	114.4440	108.72	176,779	1966	1980	0	0	0	26.50	73.50													
Exterior Wall	19	COMMON BRK	50	1 SINGLE FAM - 100% - 2000												Heated Area: 1380 HX Base Yr 2000													
Roof Structure	03	GABLE/HIP	100																										
Roof Cover	03	COMP SHNGL	80																										
Roof Cover	12	MODULAR MT	20																										
Interior Wall	05	DRYWALL	90																										
Interior Wall	04	PLYWOOD	10																										
Interior Floor	09	PINE WOOD	50																										
Interior Floor	11	CLAY TILE	50																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms		3	100																										
Bathrooms		1	100																										
Frame	03	MASONRY	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	1,380	100	1,380	110,275																									
FCP	280	25	70	5,593																									
FST	320	55	176	14,064																									
TOTALS				1,980		1,626	129,933																						
EXTRA FEATURES				37155 REED 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628														
2	0681	POLE SHED	0 100	22	7	154.00	SF	15.00	15.00	100	1985	1985	3	20	462														
3	0203	BARN MTL	0 100	40	28	1,120.00	SF	18.00	18.00	100	1980	1980	3	20	4,032														
4	0751	UOP	0 100	11	6	66.00	SF	10.00	10.00	100	1985	1985	3	20	132														
5	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
6	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	2016	2016	3	74	2,131														
7	0681	POLE SHED	0 100	24	24	576.00	SF	15.00	15.00	100	2020	2020	3	93	8,035														
8	0681	POLE SHED	0 100	28	18	504.00	SF	15.00	15.00	100	2020	2020	3	93	7,031														
LAND DESCRIPTION																													
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		0.00	0.00	8.32	AC		1.00	1.00	0.80	19,000.00	15,200.00	126,464												

[illegible]