



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 4											
Exterior Wall	21	STONE 70	0500	01	10,028	111.3400	167.01	1,674,776	1986	1993	0	0	0	15.00	85.00	VALUATION SUMMARY										
Exterior Wall	12	CEDAR 30	1 SFR CUST - 100% - 0												Heated Area: 8245											
Roof Structure	03	GABLE/HIP 100	HX Base Yr																							
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	08	DECORATIVE 60																								
Interior Wall	06	CUST PANEL 40																								
Interior Floor	14	CARPET 80																								
Interior Floor	11	CLAY TILE 20																								
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	5000	IMPROVED AG																								
MAP NUM		MKT AREA																								
NEIGHBORHOOD/LOC	9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,034	100	3,034	430,702																						
BAS	790	100	790	112,147																						
BAS	3,023	100	3,023	429,140																						
BAS	115	100	115	16,325																						
BAS	432	100	432	61,326																						
BAS	851	100	851	120,807																						
FEP	532	80	426	60,474																						
FGR	924	55	508	72,115																						
FGR	1,092	55	601	85,317																						
FOP	49	30	15	2,129																						
TOTALS	11,358		10,028	1,423,560																						
EXTRA FEATURES					17390 PARADISE DR, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200										
2	0861	POOL GUNIT	0	100	0	0	612.00	SF	85.00	85.00	100	1986	1986	3	20	10,404										
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	60.00	60.00	100	1986	1986	3	20	1,200										
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	60.00	60.00	100	1986	1986	3	20	1,200										
5	1129	STONE 8"	0	100	0	0	464.00	SF	15.75	15.75	100	1988	1988	3	84	6,139										
6	0855	CONC PAVER	0	100	0	0	2,245.00	SF	7.00	7.00	100	1995	1995	3	70	11,001										
7	0830	FLAGSTONE	0	100	0	0	809.00	SF	12.00	12.00	100	1995	1995	3	70	6,796										
8	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	5,390										
9	0525	GAZEBO	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	1997	1997	3	25	1,875										
10	1242	WD DECK A	0	100	28	22	616.00	SF	10.00	10.00	100	1997	1997	3	20	1,232										
LAND DESCRIPTION					TOTAL OB/XF 46,437																					
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								
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500									
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	190.00	190.00	2,660									
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.33	AC		1.00	1.00	1.00	370.00	370.00	2,342									
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	23.33	AC		1.00	1.00	1.00	14,000.00	14,000.00	326,620									
REVIEW DATE 06/06/2022					BY TWA		Total Acres: 24.33			Total Land Value: 36,502			Market: 326,620			Agricultural: 6,502			Common: 30,000			PRINTED 08/06/2024 BY SYS				

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