



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,500	100	1,500	123,298
FOP	160	30	48	3,946
FSP	230	40	92	7,562
UGR	600	45	270	22,194
TOTALS	2,490		1,910	157,000

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.77

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,910	106.8200	101.48	193,827	1976	1976	0	0	19.00	81.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1500											
HX Base Yr											
16491 OAK HILL RD, HILLIARD											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/16/2023	MLU	

TOTAL OB/XF											
3,368											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		157,000	
TOTAL MARKET OB/XF VALUE		3,368	
TOTAL LAND VALUE - MARKET		119,250	
TOTAL MARKET VALUE		279,618	
SOH/AGL Deduction		169,517	
ASSESSED VALUE		110,101	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		55,101	
TOTAL JUST VALUE		279,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2311/0828	10/09/2019	LE	U	V	11	100	
GRANTOR: CROSS MARIE A							
GRANTEE: CROSS WILLIAM K							
0201/0183	1/01/1975	WD	Q	V		10,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W3 FSP=[YR=2011] N10 W23 S10 E23\$ W47 S30 E30 FOP=[YR=2011] S8 E20 N8 W20\$ E20 UGR=[YR=1993] E20 N30 W20S30\$ N30\$.									