



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	276	100	276	19,865
BAS	1,454	100	1,454	104,651
FUS	588	100	588	42,321
UOP	184	20	37	2,663
UOP	315	20	63	4,535
USP	55	30	16	1,151

TOTALS	2,872		2,434	175,186
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	1983
2	0350	CARPORT WD	0 100	10	10	100.00	SF	13.00	13.00	100	1990
3	0825	BRICK	0 100	150	3	450.00	SF	12.50	12.50	100	1990
4	0510	GARAGE WD-	0 100	24	16	384.00	SF	35.00	35.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	8.30	AC	1.00

REVIEW DATE	01/06/2023	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,434	100.5480	95.52	232,496	1983	1989	0	0	24.65	75.35
1 SINGLE FAM - 100% - 1995											
Heated Area: 2318											
HX Base Yr 1995											

2281 PIDDLING WAY, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	1983	1983	3	20	1,040	
2	0350	CARPORT WD	0 100	10	10	100.00	SF	13.00	13.00	100	1990	1990	3	20	260	
3	0825	BRICK	0 100	150	3	450.00	SF	12.50	12.50	100	1990	1990	3	86	4,838	
4	0510	GARAGE WD-	0 100	24	16	384.00	SF	35.00	35.00	100	2000	2000	3	28	3,763	

TOTAL OB/XF											
9,901											

Total Acres: 8.30	Total Land Value: 189,240	Market: 0	Agricultural: 0	Common: 189,240
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		175,186	
TOTAL MARKET OB/XF VALUE		9,901	
TOTAL LAND VALUE - MARKET		189,240	
TOTAL MARKET VALUE		374,327	
SOH/AGL Deduction		243,614	
ASSESSED VALUE		130,713	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		25,713	
TOTAL JUST VALUE		374,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22064	ELEC OTHER	0	08/01/2009
MH003239	MH MOVE-ON	0	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2349/0314	3/19/2020	SW	U	I	11	100	
GRANTOR: PARNELL HARRIETT S							
GRANTEE: BLOUNT JAMES ROBERT							
0713/1213	9/08/1994	WD	Q	I		55,000	
GRANTOR: REGISTER HERBERT & FA							
GRANTEE: PARNELL RICHARD & H							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2000] W16 UOP=[YR=2000] N8 W7 N3 W7 S3 W7 S14 E21 N6 \$ S6 W21 N6 W23 USP=[YR=2000] W5 S11 E5 N11 \$ S14 BAS=[YR=1993] S12 UOP=[YR=1993] S8 E23 N8 W23 \$ E23 N12 W23 \$ E23 S20 E37 N34 \$ PTR= E15 FUS=[YR=2000] E21 S28 W21 N28 \$ W15 \$.															