



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,338	100	1,338	109,923
BAS	380	100	380	31,218
FOP	54	30	16	1,314
FSP	228	40	91	7,476
TOTALS	2,000		1,825	149,931

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0510	GARAGE WD-	0	100	40	24			
2	0681	POLE SHED	0	100	20	10			
3	0810	CONCRETE A	0	100	23	16			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0007
RETURN DATE			05/10/2020	BY	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,825	104.5000	99.28	181,186	1983	1983	0	0	17.25	82.75

1 SINGLE FAM - 100% - 0

Heated Area: 1718

HX Base Yr

23454 FAMILY LN, HILLIARD										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	06/13/2023
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		149,931	
TOTAL MARKET OB/XF VALUE		8,684	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		203,615	
SOH/AGL Deduction		98,951	
ASSESSED VALUE		104,664	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		49,664	
TOTAL JUST VALUE		203,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014235	REPAIR/RRF	13,000	09/19/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0379/0468	2/01/1983	WD	Q	V		4,000	

GRANTOR:							
GRANTEE:							

BUILDING DIMENSIONS													
BAS=[YR=1993] W52 S24 BAS=[YR=2012] S20 FSP=[YR=2012] S12 E19 N12 W19\$ E19 N20 FOP=[YR=1993] E9 N6 W9 S6\$ W19\$ E19 N6 E9 S12 E24 N30\$.													