



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	VALUATION SUMMARY																									
Exterior Wall	30	VINYL 100	0900	01	2,006	100.3500	125.44	251,633	1997	2002	0	0	0	10.25	89.75	VALUATION BY		STANDARD																							
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 1848					HX Base Yr 2023					Tax Group: 6		Tax Dist:																
Roof Cover	03	COMP SHNGL 100	28 66 28 66 8 66 8 66 BAS 1997 FOP 1997																				BUILDING MARKET VALUE		225,841																
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					18,100																		
Interior Floor	11	CLAY TILE 50																TOTAL LAND VALUE - MARKET					239,400																		
Interior Floor	14	CARPET 50																TOTAL MARKET VALUE					483,341																		
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					0																		
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					483,341																		
Bedrooms		3 100																TOTAL EXEMPTION VALUE					50,000																		
Bathrooms		2 100																BASE TAXABLE VALUE					433,341																		
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					483,341																		
Stories	1.	1. 100																NCON VALUE					0																		
Units		0 100																INCOME VALUE																							
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					473,820																		
Quality			01	Quality Level 01																																					
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	1,848	100	1,848	208,052																																					
FOP	528	30	158	17,788																																					
TOTALS			2,376		2,006	225,841																																			
EXTRA FEATURES							23628 FAMILY LN, 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	0510	GARAGE WD-	0	100	25	40	1,000.00	SF	35.00	35.00	100	1997	1997	3	25	8,750																									
2	0681	POLE SHED	0	100	14	40	560.00	SF	15.00	15.00	100	1997	1997	3	25	2,100																									
3	1242	WD DECK A	0	100	10	30	300.00	SF	10.00	10.00	100	1997	1997	3	20	600																									
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																									
5	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	1997	1997	3	73	2,999																									
6	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	1999	1999	3	77	851																									