



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,487	100	2,487	196,015
FOP	24	30	7	552
FOP	180	30	54	4,256
FST	99	55	54	4,256

TOTALS	2,790		2,602	205,079
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	547.00	SF	5.20	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	

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	0	0004	A-1	100.00	200.00	0.46

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,602	99.3600	94.39	245,603	1959	1990	0	0	0	16.50	83.50
1 SINGLE FAM - 0% - 0												
Heated Area: 2487												
HX Base Yr												

552299 US HWY 1, HILLIARD												
TOTAL OB/XF 5,005												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			205,079
TOTAL MARKET OB/XF VALUE			5,005
TOTAL LAND VALUE - MARKET			231,735
TOTAL MARKET VALUE			231,819
SOH/AGL Deduction			20,478
ASSESSED VALUE			211,341
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			211,341
TOTAL JUST VALUE			231,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210145	NEW ROOF	0	07/19/2021
0605073	REPAIR/RRF	3,500	04/28/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1595/1665	12/04/2008	WD	U	I	05
					SALE PRICE
					119,000
GRANTOR: OUTFITTERZ INVESTMENT					
GRANTEE: MATHEWS JOHN M & HO					
1406/1030	4/24/2006	WD	U	I	06
GRANTOR: HARTSFIELD JOSEPH R					
GRANTEE: OUTFITTERZ INVESTME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=2007] W9 BAS=[YR=1993] W15 FOP=[YR=1993] N10 W18 S10 E18\$ W18 N7 W21 S11 W18 S27 E23 FOP=[YR=1993] S4 E6 N4 W6\$ E58 N20 W9 N11\$ S11 E9 N11\$.									