



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	26	AL SIDING 100	0820	02	924	106.0000	74.20	68,561	1988	1988	0	0	70.00	30.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 924 HX Base Yr									
Roof Cover	01	MINIMUM 100	BAS 2007																						
Interior Wall	04	PLYWOOD 100																							
Interior Floo	08	SHT VINYL 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																							
Quality			03	Quality Level 03																					
DOR CODE			5000IMPROVED AG																						
MAP NUM			MKT AREA													09									
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	924	100	924	20,568																					
TOTALS			924	924	20,568																				
EXTRA FEATURES			29964 KARA LYNN 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	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	1995	1995	3	70	1,092									
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2004	2004	3	22	176									
3	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	2004	2004	3	36	2,160									
TOTAL OB/XF 3,428																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	415.00	415.00	5,395								
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,000								
REVIEW DATE 06/16/2020 BY TWA Total Acres: 14.00 Total Land Value: 35,395 Market: 195,000 Agricultural: 5,395 Common: 30,000 PRINTED 08/06/2024 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1753	11/13/2020	QC	U	I	11	100
GRANTOR: SCOTT JEANNE H &						
GRANTEE: SCOTT JEANNE & ARTH						
2167/0278	12/27/2017	QC	U	I	11	100
GRANTOR: HADDOCK MARK COLE						
GRANTEE: SCOTT JEANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S14 E66 N14\$.