



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,614	100
FGR	504	55
FOP	70	30
PTO	117	5
TOTALS	2,305	1,918

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,918	118.8495	112.91	216,561	2003	2003	0	0	0 15.00	85.00	
4 SINGLE FAM - 100% - 2023 Heated Area: 1614 HX Base Yr 2023												
TOTALS	2,305	1,918	184,077	27253 W SECOND AVE, HILLIARD								

NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				184,077			
TOTAL MARKET OB/XF VALUE				4,238			
TOTAL LAND VALUE - MARKET				30,000			
TOTAL MARKET VALUE				218,315			
SOH/AGL Deduction				105,269			
ASSESSED VALUE				113,046			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				63,046			
TOTAL JUST VALUE				218,315			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				210,698			
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TOTALS		2,593		1,916		164,677		27253 W SECOND AVE, HILLIARD				XF DATE		LAND DATE		
EXTRA FEATURES								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	0811	CONCRETE B	0 100	0	0	982.00	SF	5.20	5.20	100	2003	2003	3	83	4,238	