



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	PAGE 1 of 1																						
Exterior Wall		26	AL SIDING 100		0100	01	1,214	118.7200	112.78	136,915	1957	1962	0	0	0	30.50	69.50	VALUATION BY																					
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023													Heated Area: 1084							HX Base Yr 2023						STANDARD								
Roof Cover		12	MODULAR MT 100																						Tax Group: 3						Tax Dist:								
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE						95,156								
Interior Floo		14	CARPET 90																						TOTAL MARKET OB/XF VALUE						3,604								
Interior Floo		08	SHT VINYL 10																						TOTAL LAND VALUE - MARKET						45,000								
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE						143,760								
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction						0								
Bedrooms			3 100																						ASSESSED VALUE						143,760								
Bathrooms			2 100																						TOTAL EXEMPTION VALUE						HX HB VX 55,000								
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE						88,760								
Stories		1.	1. 100																						TOTAL JUST VALUE						143,760								
Units		0	100																						NCON VALUE						0								
Occupancy		00	NONE 100																						INCOME VALUE														
																									PREVIOUS YEAR MKT VALUE						139,761								
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		956	100	956	74,934																																		
BAS		128	100	128	10,033																																		
FCP		216	25	54	4,233																																		
FOP		80	30	24	1,881																																		
UOP		100	20	20	1,568																																		
UST		72	45	32	2,508																																		
TOTALS		1,552		1,214	95,156																																		
EXTRA FEATURES		27175 IOWA ST, HILLIARD															BLD DATE				LGL DATE																		
																	XF DATE				LAND DATE																		
																	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	0810	CONCRETE A	0 100	20	10	200.00	SF	6.50	6.50	100	1970	1970	3	21	273																								
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	21.30	21.30	100	1997	1997	3	20	409																								
3	0680	POLE SHED	0 100	14	11	154.00	SF	10.00	10.00	100	2002	2002	3	30	462																								
4	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2003	2003	3	32	307																								
5	0810	CONCRETE A	0 100	21	19	399.00	SF	6.50	6.50	100	2003	2003	3	83	2,153																								
LAND DESCRIPTION																	TOTAL OB/XF 3,604																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LAND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100	0006	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000																						
																	</																						