



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	AP	NORM	% COND	PAGE 1 of 1 3													
Exterior Wall	30	VINYL 100	0100	01	1,429	87.1416	82.78	118,293	1915	1915	0	0	30	34.25	35.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 1384																
Roof Cover	01	MINIMUM 100											HX Base Yr																
Interior Wall	04	PLYWOOD 60																											
Interior Wall	02	WALL BD/WD 40																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	01	NONE 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms	3	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality	02	Quality Level 02																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	6001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	952	100	952	28,174																									
FUS	432	100	432	12,785																									
UOP	224	20	45	1,332																									
TOTALS	1,608		1,429	42,290																									
EXTRA FEATURES					27503 W FIRST AVE, 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	1242	WD DECK A	0	0	0	0	336.00	SF	10.00	10.00	100	1995	1995	3	20	672													
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1915	1915	3	20	400													
3	0810	CONCRETE A	0	0	0	0	28.00	SF	6.50	6.50	100	1994	1994	3	68	124													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000												
REVIEW DATE 03/29/2023 BY WW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																													