



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 60		
Exterior Wall	05	AVERAGE 40		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms	3	100		
Bathrooms	1	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	1,585	100	1,585	103,819
BAS	60	100	60	3,930
BAS	120	100	120	7,860
FEP	210	80	168	11,004
FSP	192	40	77	5,044
UGR	800	45	360	23,580
TOTALS			2,370	155,237

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	2,370	95.9000	91.10	215,907	1960	1960	0	0	28.10	71.90												
1 SINGLE FAM - 0% - 2023																							
Heated Area: 1765																							
HX Base Yr																							
27081 OHIO ST, HILLIARD																							
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				155,237			
TOTAL MARKET OB/XF VALUE				3,717			
TOTAL LAND VALUE - MARKET				22,500			
TOTAL MARKET VALUE				181,454			
SOH/AGL Deduction				0			
ASSESSED VALUE				181,454			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				181,454			
TOTAL JUST VALUE				181,454			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				174,677			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	29	22	638.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	445.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	10	16	160.00	SF	20.10	20.10	
TOTAL OB/XF 3,717											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	75.00	125.00	75.00	FF	
REVIEW DATE 05/12/2019 BY KBA											