



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	06	Quality Level 06
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	1,320	100	1,320	142,378
FGR	544	55	299	32,251
FOP	54	30	16	1,726
FOP	130	30	39	4,207
TOTALS	2,048		1,674	180,560

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0 100	0	0	1,964.00	SF	4.00	4.00	100	1997	1997	3	73	5,735	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
3	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	28	504	
4	0810	CONCRETE A	0 100	21	15	315.00	SF	6.50	6.50	100	2000	2000	3	79	1,618	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	09/30/2019	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,674	126.5000	120.18	201,181	1997	2002	0	0	10.25	89.75	
1 SINGLE FAM - 100% - 2023												
Heated Area: 1320												
HX Base Yr 2023												
27395 NEW FRONT ST, HILLIARD												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF												
9,457												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	R-2	100.00	125.00	100.00	FF		1.00

Total Acres:	0.00	Total Land Value:	30,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		180,560	
TOTAL MARKET OB/XF VALUE		9,457	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		220,017	
SOH/AGL Deduction		99,913	
ASSESSED VALUE		120,104	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		70,104	
TOTAL JUST VALUE		220,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190180	SWIM POOL	0	06/20/2019
20110241	MECH OTHER	0	10/11/2011
9702140	NEW CONSTR	54,000	02/27/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0863	10/07/2022	WD	Q	I	01	290,000
GRANTOR: CASON RACHEL B						
GRANTEE: ST LAWRENCE BRIAN						
2236/1703	11/09/2018	WD	Q	I	01	170,900
GRANTOR: IVEY MICHELE						
GRANTEE: CASON RACHEL B						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1997] W20 FOP=[YR=1997] N6 FGR=[YR=1997] N20 W23 S26 E14 N6 E9 \$ W9 S6 E9 \$ W24 S30 E9 FOP=[YR=1997] S5 E26 N5 W26 \$ E35 N30 \$.		