



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	05	AVERAGE 90	0900	01	2,366	93.7566	117.20	277,295	1975	1980	0	0	0	19.17	80.83	VALUATION SUMMARY									
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 0													Heated Area: 1866									
Roof Structur	03	GABLE/HIP 100														HX Base Yr									
Roof Cover	12	MODULAR MT 100																							
Interior Wall	04	PLYWOOD 50																							
Interior Wall	05	DRYWALL 50																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	02	WOOD FRAME 100																							
Frame	1.	1. 100																							
Stories	03	DIST HI 100																							
Units	00	NONE 100																							
BUD8 Adjustme	00																								
Occupancy	00																								
Quality	01	Quality Level 01																							
DOR CODE	5000	IMPROVED AG																							
MAP NUM		MKT AREA														06									
NEIGHBORHOOD/LOC	6001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,614	100	1,614	152,899																					
BAS	252	100	252	23,872																					
FGR	520	55	286	27,093																					
FOP	205	30	62	5,873																					
USP	238	30	71	6,726																					
UST	180	45	81	7,673																					
TOTALS	3,009		2,366	224,138																					
EXTRA FEATURES			15959 CR 108, 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	0510	GARAGE WD-	0	100	31	48			1,488.00	SF	35.00	100	1990	1990	3	20	10,416								
2	0681	POLE SHED	0	100	15	48			720.00	SF	15.00	100	1990	1990	3	20	2,160								
3	0812	CONCRETE C	0	100	0	0			2,850.00	SF	4.00	100	1985	1985	3	47	5,358								
4	0810	CONCRETE A	0	100	24	3			72.00	SF	6.50	100	2002	2002	3	82	384								
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	100	0004	R-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	26,000								
2	005010	A	SVCE ACRGE	0		R-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	500.00	500.00	775								
3	009910	M	MKT. VAL. AG	0		R-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500								
REVIEW DATE 07/22/2021 BY TWX Total Acres: 2.55 Total Land Value: 26,775 Market: 46,500 Agricultural: 775 Common: 26,000 PRINTED 08/06/2024 BY SYS																									

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 224,138

TOTAL MARKET OB/XF VALUE 18,318

TOTAL LAND VALUE - MARKET 72,500

TOTAL MARKET VALUE 269,231

SOH/AGL Deduction 135,064

ASSESSED VALUE 134,167

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 84,167

TOTAL JUST VALUE 314,956

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 304,775

PERMIT NUM DESCRIPTION AMT ISSUED

20210102 REPAIR/RRF 0 06/01/2021

9904063 ADDITION 15,000 04/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0119/0649	1/01/1972	WD	Q	V		400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W18 FGR=[YR=1998] W7 BAS=[YR=1993] W21

USP=[YR=2002] N14 W17 S14 E17 \$ W36 BAS=[YR=2002] W9 S28 E9

N28 \$ S28 E24 FOP=[YR=2002] S11 E20 N8 W10 N6 W5 S3 W5 \$ E5

N3 E5 S6 E11 N3 E12 N28 \$ S28 E25 N18 W18 N10 \$ S10 E18 N10 \$