

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			
Exterior Wall		10		ABOVE AVG 100		0900		01		3,252		112.8288		141.04		458,662		2014		2014		0		0		4.00		96.00			
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2004								Heated Area: 2922										HX Base Yr 2004					
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		11		CLAY TILE 60																											
Interior Floo		14		CARPET 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3.5 100																											
Frame		02		WOOD FRAME 100																											
Stories		2.		2. 100																											
Units		03		DIST HI 100																											
BUD8 Adjustme		00		NONE 100																											
Occupancy																															
Quality		04		Quality Level 04																											
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		1,654		100		1,654		223,949																							
FGR		527		55		290		39,266																							
FOP		60		30		18		2,437																							
FUS		1,268		100		1,268		171,685																							
PTO		442		5		22		2,979																							
TOTALS		3,951				3,252		440,316																							
EXTRA FEATURES																															
37001 ORANGE ST, HILLIARD																															
BLD DATE																															
XF DATE																															
INC DATE																															
LGL DATE																															
LAND 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		0812		CONCRETE C		0 100		0 0		1,207.00		SF 4.00				4.00		100		1980		1980		3		32.5		1,569			
2		0861		POOL GUNIT		0 100		10 29		290.00		SF 85.00				85.00		100		1996		1996		3		20		4,930			
3		0845		KOOL DECK		0 100		0 0		645.00		SF 7.25				7.25		100		1996		1996		3		72		3,367			
4		0940		SHEDS/PORT		0 100		8 8		64.00		SF 30.00				30.00		100		1996		1996		3		20		384			
5		0476		VF 6 SBPL		0 100		0 0		126.00		LF 32.00				32.00		100		2015		2015		3		89		3,588			