



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 3																							
Exterior Wall	05	AVERAGE 100	0100	01	2,148	103.8800	98.69	211,986	2002	2002	0	0	10.25	89.75	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 2104												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 90																																				
Interior Floo	08	SHT VINYL 10																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	4	100																																				
Bathrooms	2.5	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units	0	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	2,104	100	2,104	186,360																																		
FOP	28	30	8	709																																		
USP	120	30	36	3,189																																		
TOTALS			2,252	2,148	190,257																																	
EXTRA FEATURES																									37257 RAILROAD ST, 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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	24	2,074																						
2	0681	POLE SHED	0	0	9	7	63.00	SF	15.00	15.00	100	2005	2005	3	40	378																						
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	0007	R-2	150.00	240.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000																					
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																						