



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
Exterior Wall	05	AVERAGE 80								7101	04	1,215	84.3336	131.98	160,356	1940	1965	0	0	0	23.70	76.30	VALUATION BY																								
Exterior Wall	16	WD FR STUC 20								1 CHURCH - 0% - 0										Heated Area: 1140										HX Base Yr										STANDARD							
Roof Structur	03	GABLE/HIP 100																		Tax Group: 6										Tax Dist:																	
Roof Cover	01	MINIMUM 100																		BUILDING MARKET VALUE										314,835																	
Interior Wall	05	DRYWALL 80																		TOTAL MARKET OB/XF VALUE										10,596																	
Interior Wall	04	PLYWOOD 20																		TOTAL LAND VALUE - MARKET										72,000																	
Interior Floo	14	CARPET 100																		TOTAL MARKET VALUE										397,431																	
Ceiling	02	F.NOT SUS 100																		SOH/AGL Deduction										131,301																	
Air Condition	01	NONE 100																		ASSESSED VALUE										266,130																	
Heating Type	03	FORCED AIR 100																		TOTAL EXEMPTION VALUE										02 266,130																	
Fixtures	5	100																		BASE TAXABLE VALUE										0																	
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										397,431																	
Story Height	0	100								NCON VALUE										0																											
RMS	3	100								INCOME VALUE																																					
Stories	0	100								PREVIOUS YEAR MKT VALUE										423,355																											
Units	0	100																																													
BUD8 Adjustme	06	DIST 1D 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	7100	CHURCHES																																													
MAP NUM									MKT AREA								09																														
NEIGHBORHOOD/LOC	9001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,140	100	1,140	114,799																																											
FOP	240	30	72	7,251																																											
UOP	16	20	3	302																																											
TOTALS	1,396		1,215	122,352																																											
EXTRA FEATURES					2936 MILL CREEK RD, 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	0810	CONCRETE A	0	0	0	0	249.00	SF	6.50	6.50	100	1980	1980	3	32.5	526																															
2	0810	CONCRETE A	0	0	4	18	72.00	SF	6.50	6.50	100	1997	1997	3	73	342																															
3	0350	CARPORT WD	0	0	30	40	1,200.00	SF	13.00	13.00	100	1997	1997	3	20	3,120																															
4	0940	SHEDS/PORT	0	0	12	14	168.00	SF	20.10	20.10	100	1992	1992	3	20	675																															
5	0422	CL FNC 4'	0	0	0	0	744.00	LF	15.00	15.00	100	1999	1999	3	48	5,357																															
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1999	1999	3	48	576																															
LAND DESCRIPTION																		TOTAL OB/XF 10,596																													
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	007100	C	CHURCH	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																														
REVIEW DATE 07/08/2020 BY TWA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS																																															

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