



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	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0100	01	1,325	77.1056	73.25	97,056	1986	2005	0	0	0	8.50	91.50	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024														Heated Area: 1152										HX Base Yr 2024									
Roof Cover	12	MODULAR MT 100	FOP 2012 BAS 1993																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	13	LVT/LAMMT 70																																		
Interior Floo	14	CARPET 30																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		1 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
BUD4 Adjustme	02	. 100																																		
BUD8 Adjustme	06	DIST 1D 100																																		
Occupancy	00	NONE 100																																		
Quality			05	Quality Level 05																																
DOR CODE			0100 SINGLE FAMILY																																	
MAP NUM																				MKT AREA		09														
NEIGHBORHOOD/LOC			9001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,152	100	1,152	77,211																																
FOP	576	30	173	11,595																																
TOTALS			1,728		1,325	88,806																														
EXTRA FEATURES			23898 CR 121, 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	24	12	288.00	SF	28.00	28.00	100	1982	1982	3	20	1,613																				
2	1242	WD DECK A	0	100	25	12	300.00	SF	10.00	10.00	100	1997	1997	3	20	600																				
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																				
4	0810	CONCRETE A	1	100	0	0	160.00	SF	6.50	6.50	100	2023	2018		97	1,009																				
LAND DESCRIPTION			TOTAL OB/XF														9,222																			
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	7.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	151,430																			
REVIEW DATE 03/13/2024 BY WWA Total Acres: 7.97 Total Land Value: 151,430 Market: 0 Agricultural: 0 Common: 151,430 PRINTED 08/06/2024 BY SYS																																				