



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2,109	163,997
FEP	344	80	275	21,384
FOP	1,179	30	354	27,527
FST	112	55	62	4,821
FUS	320	100	320	24,884

TOTALS	4,064		3,120	242,613
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0680	POLE SHED	0	100	20	30	600.00	SF	7.50	7.50	
3	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	
4	0681	POLE SHED	0	100	20	16	320.00	SF	11.25	11.25	
5	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	
6	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC	
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.00	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,120	99.8200	94.83	295,870	1991	1999	0	0	0	18.00	82.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 2429													
HX Base Yr													

23251 DAVID TRL, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0680	POLE SHED	0	100	20	30	600.00	SF	7.50	7.50	100	1985	1985	3	20	900	
3	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	100	2006	2006	3	44	2,673	
4	0681	POLE SHED	0	100	20	16	320.00	SF	11.25	11.25	100	2006	2006	3	44	1,584	
5	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2005	2005	3	24	1,797	
6	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	2005	2005	3	86	1,308	

TOTAL OB/XF											
10,712											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC	
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.00	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.00	AC	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						242,613					
TOTAL MARKET OB/XF VALUE						10,712					
TOTAL LAND VALUE - MARKET						255,000					
TOTAL MARKET VALUE						286,495					
SOH/AGL Deduction						125,311					
ASSESSED VALUE						161,184					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						111,184					
TOTAL JUST VALUE						508,325					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						499,004					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001519	REPAIR/RRF	17,680	02/15/2019
4353	NEW CONSTR	3,500	07/07/1991
7468	NEW CONSTR	3,800	07/07/1991
03799	H/AC	3,500	06/07/1991
7288	NEW CONSTR	83,078	06/07/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0626/0664	5/20/1991	WD	U	V	01	100	
GRANTOR: SMITH NOAH D							
GRANTEE: SMITH A D & JULIE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W7 FST=[YR=2012] W14 FEP=[YR=2012] W43 S8 E43 N8 \$ S8 E14 N8 \$ S8 BAS=[YR=1993] W57 S37 E57 N37 \$ S37 W57 N45 W8 S52 E72 N52 \$ PTR= E10 FUS=[YR=2012] E20 S16 W20 N16 \$ W10 \$.											