

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	12	HARDWOOD 80							
Interior Floo	11	CLAY TILE 20							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		4 100							
Bathrooms		3 100							
Frame	02	WOOD FRAME 100							
Stories	0	0 100							
Units	0	0 100							
Occupancy	00	NONE 100							
Quality		02	Quality Level 02						
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	2,810	100	2,810	323,251					
FGR	725	55	399	45,900					
FOP	72	30	22	2,531					
FOP	410	30	123	14,149					
FOP	700	30	210	24,157					
FUS	325	100	325	37,386					
TOTALS		5,042	3,889	447,374					

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,889	97.1280	121.41	472,163	2016	2016	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 3135									
HX Base Yr 2017									

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										447,374				
TOTAL MARKET OB/XF VALUE										5,652				
TOTAL LAND VALUE - MARKET										103,740				
TOTAL MARKET VALUE										556,766				
SOH/AGL Deduction										225,556				
ASSESSED VALUE										331,210				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										281,210				
TOTAL JUST VALUE										556,766				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										537,823				

FGR 2016									
FUS 2016									
FOP 2016									
BAS 2016									
FOP 2016									

36845 MIZELL TRACT RD, HILLIARD									
BLD DATE 03/03/2023 NW									
LGL DATE 06/16/2023 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	0812	CONCRETE C		0	100	0	0	1,472.00	SF	4.00	4.00	100	2016	2016	3	96	5,652	