



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,683	100	1,683	156,634
FGR	660	55	363	33,784
FOP	216	30	65	6,050
USP	280	30	84	7,818
TOTALS	2,839		2,195	204,284

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1987	1987	3	20
2	0810	CONCRETE A	0 100	20	14	280.00	SF	6.50	6.50	100	1989	1989	3	57

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.52	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	122.8430	116.70	256,156	1986	1996	0	0	0	20.25	79.75

1 SINGLE FAM - 100% - 1999

Heated Area: 1683

HX Base Yr 1999

The diagram illustrates a property layout with four distinct areas, each labeled with a code and year in blue text. The areas are defined by black lines representing walls or boundaries. Dimensions are indicated by numbers along the lines.

- USP 2014** (top): A rectangular area with a width of 20 and a height of 14.
- BAS 1993** (left): A large rectangular area with a width of 46 and a height of 33.
- FGR 1993** (right): A rectangular area with a width of 20 and a height of 33.
- FOP 1993** (bottom): A rectangular area with a width of 36 and a height of 6.

The overall layout dimensions are as follows:

- Top width: 20
- Top height: 14
- Left width: 46
- Left height: 33
- Right width: 20
- Right height: 33
- Bottom width: 36
- Bottom height: 6

BLD DATE		LGL DATE	
XF DATE	LAND DATE		
INC DATE	28191 BOND RD, HILLIARD		06/16/2023
MLU			

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										204,284				
TOTAL MARKET OB/XF VALUE										2,477				
TOTAL LAND VALUE - MARKET										113,000				
TOTAL MARKET VALUE										319,761				
SOH/AGL Deduction										185,558				
ASSESSED VALUE										134,203				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										84,203				
TOTAL JUST VALUE										319,761				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										311,428				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23079	XFOB	14,542	11/01/2009
3575	N/A	35,000	08/20/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/1513	7/29/1998	WD	Q	I		120,000
GRANTOR: NIGHBERT NEIL N						
GRANTEE: JACKSON LINDA C						
0661/1176	6/18/1992	WD	Q	I		86,000
GRANTOR: HIGGINBOTHAM TERRY						
GRANTEE: NIGHBERT NEIL N						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FGR=[YR=1993] W20 BAS=[YR=1993] W5 USP=[YR=2014] N14 W20 S14 E20\$ W46 S33 E15 FOP=[YR=1993] S6 E36 N6 W36\$ E36N33\$ S33 E20 N33\$.														