

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall										0900										Tax Group: 4									
Roof Structur										01 3,003 92.6532 115.82 347,807 1996 2002 0 0 15.75 84.25										Tax Dist:									
Roof Cover										1 SNGL FAM - 100% - 2004										Heated Area: 2366									
Interior Wall										BAS 2007										HX Base Yr 2004									
Interior Floo										FEP 2007																			
Interior Floo																													
Air Condition																													
Heating Type																													
Bedrooms																													
Bathrooms																													
Frame																													
Stories																													
Units																													
Occupancy																													
Quality										01 Quality Level 01																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA 09																			
NEIGHBORHOOD/LOC										9001.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS										2,051 100 2,051 200,133																			
BAS										315 100 315 30,737																			
FEP										279 80 223 21,760																			
FGR										650 55 358 34,933																			
FOP										186 30 56 5,464																			
TOTALS										3,481 3,003 293,027																			
EXTRA FEATURES										241951 CR 121, HILLIARD																			
L N										OB/XF CODE										BLD DATE									
DESCRIPTION										BLD CAP										XF DATE									
BLD										L W										INC DATE									
UNITS										UT										LGL DATE									
Adj R										ADJ UNIT PRICE										LAND DATE									
ORIG COND										YEAR ON										AG DATE									
YEAR ACTUAL										Q										OB/XF MKT VALUE									
% COND										NOTES										06/13/2023 MLU									
1 0511										GARAGE CB-										0 100 24 26 624.00 SF 40.00 40.00 100 1995 1995 3 70 17,472									
2 0812										CONCRETE C										0 100 0 0 1,589.00 SF 4.00 4.00 100 1996 1996 3 72 4,576									
3 0500										FP-PRE FAB										0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1996 1996 3 79 2,765									
4 0861										POOL GUNIT										0 100 0 0 420.00 SF 85.00 85.00 100 2003 2003 3 32 11,424									
5 0845										KOOL DECK										0 100 0 0 822.00 SF 7.25 7.25 100 2003 2003 3 83 4,946									
6 0812										CONCRETE C										0 100 0 0 1,960.00 SF 4.00 4.00 100 2014 2014 3 95 7,448									
LAND DESCRIPTION										TOTAL OB/XF										48,631									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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										2.13									
AC										1.00										1.00									
1.00										30,000.00										30,000.00									
63,900																													
REVIEW DATE										10/30/2019										BY									
TWA										Total Acres: 2.13										Total Land Value: 63,900									
Market: 0										Agricultural: 0										Common: 63,900									
PRINTED 08/06/2024 BY SYS																													

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