



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	PAGE 1 of 1																	
Exterior Wall	15	CONC BLOCK 70	0100	01	2,589	99.1680	94.21	243,910	1967	1980	0	0	0	20.45	79.55	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 2020										Heated Area: 2204										HX Base Yr 2020									
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	13	LVT/LAMMT 80																														
Interior Floor	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	03	MASONRY 100																														
Stories	0	0 100																														
Units	0	0 100																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
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	1,608	100	1,608	120,510																												
BAS	176	100	176	13,190																												
FEP	210	80	168	12,590																												
FOP	72	30	22	1,649																												
FUS	420	100	420	31,476																												
UCP	557	20	111	8,319																												
UST	187	45	84	6,296																												
TOTALS			3,230		2,589	194,030																										
EXTRA FEATURES			37101 BURGESS GEIGER RD, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	29	1,015																	
2	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	1967	1967	3	20	288																	
3	0861	POOL GUNIT	0 100	22	14	308.00	SF	85.00	85.00	100	2014	2014	3	75	19,635																	
4	0845	KOOL DECK	0 100	0	0	848.00	SF	7.25	7.25	100	2014	2014	3	95	5,841																	
5	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	87	1,002																	
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	87	522																	
7	0462	ST/AL FNC	0 100	0	0	288.00	SF	10.00	10.00	100	2014	2014	3	75	2,160																	
TOTAL OB/XF 30,463																																
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,500															
REVIEW DATE 11/07/2019 BY TWX Total Acres: 2.25 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS																																

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2309/1183	10/03/2019	WD U	I	11		100

GRANTOR: PERKINS RYAN & JENNIF

GRANTEE: DOWDY THOMAS SCOTT

2305/0170	9/19/2019	WD Q	I	01		214,900
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GRANTOR: PERKINS RYAN & JENNIF

GRANTEE: DOWDY THOMAS S & RO

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2012] W5 N5 W23 S9 W2 UST=[YR=1993] W17 BAS=[YR=2012] W16 S11 BAS=[YR=1993] W17 S21 E50 FOP=[YR=1993] E9 N8 W9 S8\$ N8 E9 S8 E21 N21 W63 \$E16 N11\$ S11 E17 N11\$ S11 E30 N15\$ PTR=E20 FUS=[YR=1993] E20 FEP=[YR=1993] E10 S21 W10 N21\$ S21 W20 N21\$ W20\$.