

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	VALUATION SUMMARY																
Exterior Wall		20	FACE BRICK 100							0900	01	2,118	96.1380	120.17	254,520	2003	2005		0		0	13.50	86.50	VALUATION BY STANDARD															
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1995										Heated Area: 1761										HX Base Yr 1995									
Roof Cover		03	COMP SHNGL 100							The floor plan shows a rectangular building footprint divided into several sections. Key areas are labeled: FGR 2003 (Front Garden Room), BAS 2003 (Backyard Area), BAS 2020 (Backyard Area), and FOP 2003 (Front Porch). Dimensions include 23, 12, 21, 20, 15, 3, 13, 3, 14, 8, 35, 35, 22, 4, 4, 6, 6, 20, 22, 23, 12, 35, 35.																													
Interior Wall		05	DRYWALL 100																																				
Interior Floor		14	CARPET 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms		3	100																																				
Bathrooms		2	100																																				
Frame Stories		02	WOOD FRAME 100																																				
		0	100																																				
Units		0	100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA				09																																
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,509	100	1,509	156,857																																			
BAS	252	100	252	26,195																																			
FGR	483	55	266	27,650																																			
FOP	24	30	7	727																																			
FOP	280	30	84	8,731																																			
TOTALS	2,548		2,118	220,160																																			
EXTRA FEATURES										273374 MURREE 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	0812	CONCRETE C	0 100	0	0	1,254.00	SF	4.00	4.00	100	2003	2003	3	83	4,163																								
2	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	40	5,040																								
3	0812	CONCRETE C	0 100	0	0	1,246.00	SF	4.00	4.00	100	2012	2012	3	93	4,635																								
4	0510	GARAGE WD-	0 100	14	18	252.00	SF	35.00	35.00	100	2017	2017	3	84	7,409																								
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	005000	C	RURAL HOME	100	00006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	290.00	290.00	928																						
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	80,000																						
REVIEW DATE 06/09/2021 BY TWA Total Acres: 4.20 Total Land Value: 30,928 Market: 80,000 Agricultural: 928 Common: 30,000 PRINTED 08/06/2024 BY SYS																																							