



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	89,789
FGR	440	55	242	20,422
FUS	400	100	400	33,755
TOTALS	1,904		1,706	143,967

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	
3	0812	CONCRETE C	0 100	0	0	1,449.00	SF	4.00	
4	0825	BRICK	0 100	0	0	200.00	SF	8.75	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	R-2	0.00	0.00	3.37

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,706	108.0000	102.60	175,036	1981	1981	0	0	17.75	82.25	
1 SINGLE FAM - 100% - 0 Heated Area: 1464 HX Base Yr												
TOTALS	1,904		1,706									

37163 SHADY LN, HILLIARD									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/18/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		143,967	
TOTAL MARKET OB/XF VALUE		6,457	
TOTAL LAND VALUE - MARKET		60,660	
TOTAL MARKET VALUE		211,084	
SOH/AGL Deduction		136,900	
ASSESSED VALUE		74,184	
TOTAL EXEMPTION VALUE		54,184	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		211,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210065	XFOB	5,944	03/24/2021
0604069	REPAIR/RRF	6,900	04/27/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0294/0674	7/01/1979	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FGR=[YR=1993] W22 BAS=[YR=1993] W16 N10 W28 S26 E24 S4 E20 N20 \$ S20 E22 N20\$ PTR= E10 FUS=[YR=1993] E20 S20 W20 N20 \$W10 \$.							