



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 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	1,145	100	1,145	111,832
FGR	187	55	103	10,060
FOP	161	30	48	4,688
FST	66	55	36	3,516

TOTALS	1,559		1,332	130,096
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
2	0811	CONCRETE B	0 100	9	64	576.00	SF	5.20	5.20	100	1990
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1999
4	0811	CONCRETE B	0 100	38	20	760.00	SF	3.69	3.69	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-3	75.00	135.00	0.23	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,332	126.1520	119.84	159,627	1986	1986	0	0	0 18.50	81.50
1 SINGLE FAM - 100% - 1999 Heated Area: 1145 HX Base Yr 1999											
BAS 1993 FST 1993 FGR 2016 FOP 1993											

27130 S KRISTIE CIR, HILLIARD				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
576.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,782	
96.00	SF	30.00	30.00	100	1999	1999	3	20	576	
760.00	SF	3.69	3.69	100	1994	1994	3	68	1,908	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		130,096	
TOTAL MARKET OB/XF VALUE		6,366	
TOTAL LAND VALUE - MARKET		18,630	
TOTAL MARKET VALUE		155,092	
SOH/AGL Deduction		67,882	
ASSESSED VALUE		87,210	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		32,210	
TOTAL JUST VALUE		155,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0834/1834	5/21/1998	WD	U	I	09	56,000	
GRANTOR: CRAY DALE L							
GRANTEE: HURST ROBERT W & GW							
0754/0145	3/15/1996	WD	U	I	01	23,000	
GRANTOR: CRAY CAROLYN							
GRANTEE: CRAY DALE L							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W11 BAS=[YR=1993] W45 S28 E22 FOP=[YR=1993] S2E23 N7 FGR=[YR=2016] E11 N17 W11 S17\$ W23 S5\$ N5 E23 N23\$ S6 E11 N6\$.											