



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,518	100	2,518	258,565
FOP	45	30	14	1,438
UGR	551	45	248	25,466
TOTALS	3,114		2,780	285,469

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	25	12	300.00	SF	5.20	5.20	100	1987
2	0811	CONCRETE B	0 100	20	18	360.00	SF	5.20	5.20	100	1987
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012

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	000115	C	SFR ACRES	100	0005	A-1	0.00	0.00	1.98	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,780	97.8300	122.29	339,966	1987	1987	0	0	0 16.03	83.97
1 SNGL FAM - 100% - 1995											
Heated Area: 2518											
HX Base Yr 1995											
27112 BRITTANY PL, HILLIARD											

TOTAL OB/XF											
5,109											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				285,469			
TOTAL MARKET OB/XF VALUE				5,109			
TOTAL LAND VALUE - MARKET				53,460			
TOTAL MARKET VALUE				344,038			
SOH/AGL Deduction				185,443			
ASSESSED VALUE				158,595			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				108,595			
TOTAL JUST VALUE				344,038			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				330,681			