



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	4,473	106.0000	132.50	592,672	1991	2005	0	0	0	13.50	86.50	VALUATION BY					STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0										Heated Area: 3783					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					512,661									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					17,366									
Interior Floor	14	CARPET 90																					TOTAL LAND VALUE - MARKET					40,600									
Interior Floor	08	SHT VINYL 10																					TOTAL MARKET VALUE					570,627									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					310,947									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					259,680									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					HX HB					50,000				
Bathrooms		3 100																					BASE TAXABLE VALUE					209,680									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					570,627									
Stories	1.	1. 100																					NCON VALUE					0									
Units	0	0 100																					INCOME VALUE														
BUD8 Adjustme	04	DIST 01 100																					PREVIOUS YEAR MKT VALUE					549,402									
Occupancy	00	NONE 100																																			
Quality			03	Quality Level 03																																	
DOR CODE			0100	SINGLE FAMILY																																	
MAP NUM				MKT AREA																	05																
NEIGHBORHOOD/LOC			5001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,610	100	2,610	299,139																																	
BAS	1,173	100	1,173	134,441																																	
FEP	384	80	307	35,186																																	
FGR	461	55	254	29,112																																	
FOP	32	30	10	1,146																																	
FOP	299	30	90	10,315																																	
UST	64	45	29	3,324																																	
TOTALS					5,023		4,473	512,661																													
EXTRA FEATURES					48164 RED HAWK LN, 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	1991	1991	3	70	2,450																						
2	0812	CONCRETE C	0 100	0	0	1,176.00	SF	4.00	4.00	100	1991	1991	3	62	2,916																						
3	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000																						
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000																						