

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		25	MOD METAL 100		0100	01	1,998	111.3476	105.78	211,348	2017	2017	0	0	0	3.00	97.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2017													Heated Area: 1440				HX Base Yr																	
Roof Cover		12	MODULAR MT 100		20 40 36 36 20 40 60 60 9 9 FGR 2024 BAS 2017 FOP 2017																																		
Interior Wall		05	DRYWALL 70																																				
Interior Wall		01	MINIMUM 30																																				
Interior Floo		13	LVT/LAMNT 70																																				
Interior Floo		03	CONC FINSH 30																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms		3	100																																				
Bathrooms		2	100																																				
Frame		05	STEEL 100																																				
Stories		0	0 100																																				
Units		0	0 100																																				
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		5501	TIMBER 2-2 SI 80-89																																				
MAP NUM			MKT AREA																06																				
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,440	100	1,440	147,753																																			
FGR	720	55	396	40,632																																			
FOP	540	30	162	16,622																																			
TOTALS		2,700		1,998	205,008																																		
EXTRA FEATURES					15656 CR 108, HILLIARD															BLD DATE					LGL DATE					06/15/2023					MLU				
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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	0811	CONCRETE B	0	0	0	0		755.00	SF	5.20					5.20	100	2019	2019	3	98			3,847																