

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										STANDARD																	
Exterior Wall	30	VINYL 100	0100	01	1,941	109.9560	104.46	202,757	1980	1985	0	0	0	16.75	83.25	VALUATION BY					TAX DIST:					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1660					HX Base Yr 2022					Tax Group: 4					Tax Dist:					168,795				
Roof Cover	12	MODULAR MT 100																					BUILDING MARKET VALUE					4,913									
Interior Wall	05	DRYWALL 80																					TOTAL MARKET OB/XF VALUE					80,000									
Interior Wall	04	PLYWOOD 20																					TOTAL LAND VALUE - MARKET					253,708									
Interior Floo	09	PINE WOOD 100																					TOTAL MARKET VALUE					13,875									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					239,833									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					55,000									
Bedrooms		2 100																					TOTAL EXEMPTION VALUE					184,833									
Bathrooms		2 100																					BASE TAXABLE VALUE					253,708									
Bathrooms		2 100																					TOTAL JUST VALUE					0									
Frame	02	WOOD FRAME 100																					NCON VALUE					INCOME VALUE									
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE					245,755									
Units	0	100																																			
BUD8 Adjustme	04	DIST 01 100																																			
Occupancy	00	NONE 100																																			
Quality			05	Quality Level 05																																	
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	1,660	100	1,660	144,359																																	
DCK	96	10	10	870																																	
DCK	96	10	10	870																																	
FOP	252	30	76	6,609																																	
FSP	308	40	123	10,697																																	
UCP	308	20	62	5,392																																	
TOTALS			2,720		1,941	168,795																															
EXTRA FEATURES			48590 CRAWFORD 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	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30	100	1985	1985	3	20	818																						
2	0510	GARAGE WD-	0 100	30	30	900.00	SF	22.75	22.75	100	1985	1985	3	20	4,095																						
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