



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
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	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

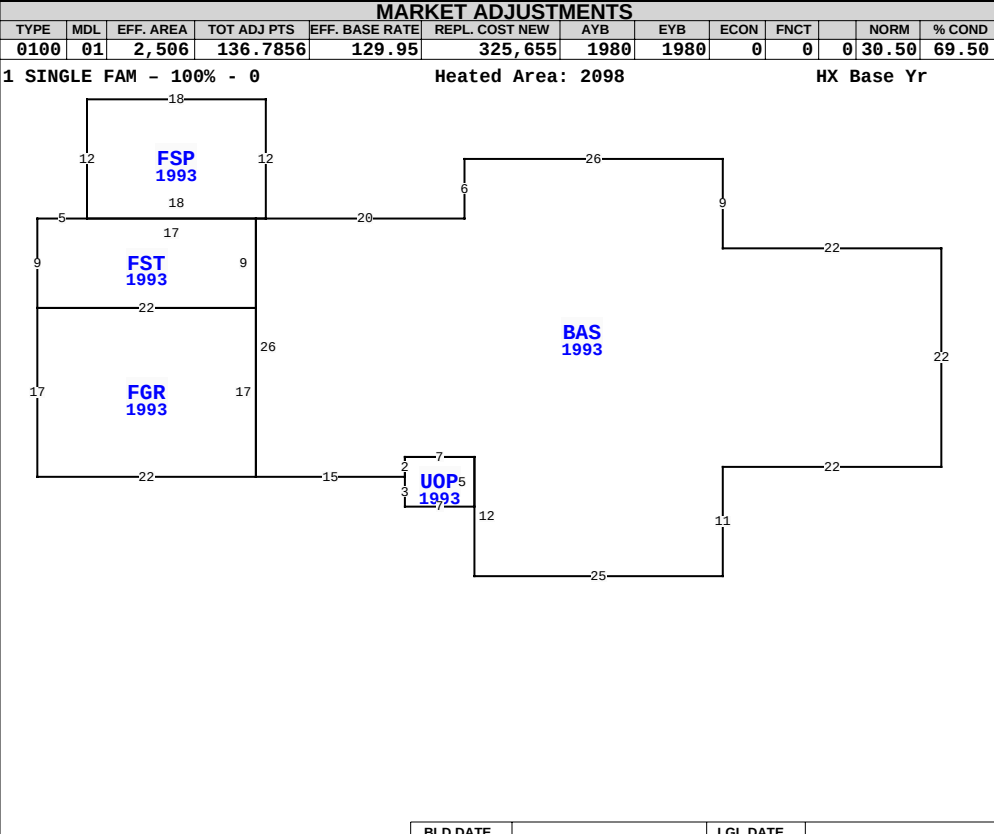
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	189,481
FGR	374	55	206	18,605
FSP	216	40	86	7,767
FST	198	55	109	9,845
UOP	35	20	7	632
TOTALS	2,921		2,506	226,330

EXTRA FEATURES

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	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	6.50	100	1980	1980	3	32.5	951	
3	0681	POLE SHED	0 100	20	32	640.00	SF	15.00	15.00	100	1992	1992	3	20	1,920	
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1988	1988	3	20	257	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	5.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,190							



3697 TIMBER TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				226,330			
TOTAL MARKET OB/XF VALUE				4,756			
TOTAL LAND VALUE - MARKET				95,190			
TOTAL MARKET VALUE				326,276			
SOH/AGL Deduction				160,917			
ASSESSED VALUE				165,359			
TOTAL EXEMPTION VALUE				HX HB WX		55,000	
BASE TAXABLE VALUE				110,359			
TOTAL JUST VALUE				326,276			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				316,662			