



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	02	WALL BOARD 100	0100	01	1,092	73.7760	70.09	76,538	1950	1965		0	0	0	49.00	51.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019										Heated Area: 1032					HX Base Yr 2019					Tax Group: 4					Tax Dist:				
Roof Cover	01	MINIMUM 100	24 43 43 22 20 10 10 20 BAS 1993 USP 1993										BUILDING MARKET VALUE										71,774									
Interior Wall	02	WALL BD/WD 70											TOTAL MARKET OB/XF VALUE										2,152									
Interior Wall	05	DRYWALL 30											TOTAL LAND VALUE - MARKET										61,200									
Interior Floo	09	PINE WOOD 100											TOTAL MARKET VALUE										135,126									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										42,722									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										92,404									
Bedrooms		2 100											TOTAL EXEMPTION VALUE										HX HB					44,204				
Bathrooms		1 100											BASE TAXABLE VALUE										48,200									
Frame	02	WOOD FRAME 100											NCON JUST VALUE										135,126									
Stories	1.	1. 100											NCON VALUE										0									
Units		0 100	INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE										131,258																			
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	1,032	100	1,032	36,890																												
USP	200	30	60	2,145																												
TOTALS		1,232		1,092	39,034																											
EXTRA FEATURES					573966 LESSIE RD, HILLIARD										BLD DATE					LGL DATE												
															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	0940	SHEDS/PORT	0 100	24	12	288.00	SF	21.30	21.30	100	2003	2003	3	21	1,288																	
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864																	

[illegible]