



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	PAGE 1 of 1																																																																																																																																																																																																																																									
Exterior Wall	10	ABOVE AVG 100	0900	01	3,431	102.1200	127.65	437,967	2005	2005	0	0	0	8.50	91.50	<table><tr><th colspan="4">VALUATION BY</th><th colspan="4">STANDARD</th></tr><tr><td colspan="4">Tax Group: 4</td><td colspan="4">Tax Dist:</td></tr><tr><td colspan="4">BUILDING MARKET VALUE</td><td colspan="4">400,740</td></tr><tr><td colspan="4">TOTAL MARKET OB/XF VALUE</td><td colspan="4">21,491</td></tr><tr><td colspan="4">TOTAL LAND VALUE - MARKET</td><td colspan="4">117,880</td></tr><tr><td colspan="4">TOTAL MARKET VALUE</td><td colspan="4">458,778</td></tr><tr><td colspan="4">SOH/AGL Deduction</td><td colspan="4">188,597</td></tr><tr><td colspan="4">ASSESSED VALUE</td><td colspan="4">270,181</td></tr><tr><td colspan="4">TOTAL EXEMPTION VALUE</td><td colspan="4">HX HB 50,000</td></tr><tr><td colspan="4">BASE TAXABLE VALUE</td><td colspan="4">220,181</td></tr><tr><td colspan="4">TOTAL JUST VALUE</td><td colspan="4">540,111</td></tr><tr><td colspan="4">NCON VALUE</td><td colspan="4">0</td></tr><tr><td colspan="4">INCOME VALUE</td><td colspan="4"></td></tr><tr><td colspan="4">PREVIOUS YEAR MKT VALUE</td><td colspan="4">523,116</td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr></table>										VALUATION BY				STANDARD				Tax Group: 4				Tax Dist:				BUILDING MARKET VALUE				400,740				TOTAL MARKET OB/XF VALUE				21,491				TOTAL LAND VALUE - MARKET				117,880				TOTAL MARKET VALUE				458,778				SOH/AGL Deduction				188,597				ASSESSED VALUE				270,181				TOTAL EXEMPTION VALUE				HX HB 50,000				BASE TAXABLE VALUE				220,181				TOTAL JUST VALUE				540,111				NCON VALUE				0				INCOME VALUE								PREVIOUS YEAR MKT VALUE				523,116																																																																																																																			
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Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2724													HX Base Yr 2019																																																																																																																																																																																																																												
Roof Cover	03	COMP SHNGL 100																																																																																																																																																																																																																																																							
Interior Wall	05	DRYWALL 100																																																																																																																																																																																																																																																							
Interior Floor	13	LVT/LAMNT 50																																																																																																																																																																																																																																																							
Interior Floor	14	CARPET 50																																																																																																																																																																																																																																																							
Air Condition	03	CENTRAL 100																																																																																																																																																																																																																																																							
Heating Type	04	AIR DUCTED 100																																																																																																																																																																																																																																																							
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Quality			03	Quality Level 03																																																																																																																																																																																																																																																					
DOR CODE			5000	IMPROVED AG																																																																																																																																																																																																																																																					
MAP NUM				MKT AREA			05																																																																																																																																																																																																																																																		
NEIGHBORHOOD/LOC			5001.00																																																																																																																																																																																																																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																					
BAS	2,304	100	2,304	269,107																																																																																																																																																																																																																																																					
FGR	780	55	429	50,107																																																																																																																																																																																																																																																					
FOP	412	30	124	14,484																																																																																																																																																																																																																																																					
FOP	512	30	154	17,987																																																																																																																																																																																																																																																					
FUS	420	100	420	49,056																																																																																																																																																																																																																																																					
TOTALS			4,428		3,431	400,740																																																																																																																																																																																																																																																			
EXTRA FEATURES			573706 LESSIE RD, 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	2005	2005	3	89	3,115																																																																																																																																																																																																																																										
2	0812	CONCRETE C	0 100	0	0	2,186.00	SF	4.00	4.00	100	2005	2005	3	86	7,520																																																																																																																																																																																																																																										
3	1127	BRICK 8"	0 100	25	4	100.00	SF	11.00	11.00	100	2006	2006	3	96	1,056																																																																																																																																																																																																																																										
4	0461	IRON FENCE	0 100	14	5	70.00	SF	8.50	8.50	100	2006	2006	3	90	536																																																																																																																																																																																																																																										
5	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	2006	2006	3	44	7,392																																																																																																																																																																																																																																										
6	0681	POLE SHED	0 100	0	0	240.00	SF	15.00	15.00	100	2008	2008	3	52	1,872																																																																																																																																																																																																																																										
LAND DESCRIPTION																	TOTAL OB/XF 21,491																																																																																																																																																																																																																																								
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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																																																																																																																																																																																																																								
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	370.00	370.00	1,547																																																																																																																																																																																																																																								
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	82,880																																																																																																																																																																																																																																								
REVIEW DATE 08/03/2020 BY TWA Total Acres: 5.18 Total Land Value: 36,547 Market: 82,880 Agricultural: 1,547 Common: 35,000 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																									