



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,556	100	1,556	215,374
FOP	240	30	72	9,966
FOP	808	30	242	33,496
FUS	451	100	451	62,425
STR	60	10	6	830

TOTALS	3,115		2,327	322,092
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0	0	36	24			
2	0810	CONCRETE A	0	0	0	0			

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,327	112.9940	141.24	328,665	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 0% - 0											
Heated Area: 2007											
HX Base Yr											

US HWY 1, HILLIARD	BLD DATE	LGL DATE	06/13/2023	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	0350	CARPORT WD	0	0	36	24			13.00	100	2018	2018	3	82	9,210	
2	0810	CONCRETE A	0	0	0	0			6.50	100	2018	2018	3	97	1,192	

LAND DESCRIPTION										TOTAL OB/XF 10,402						
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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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,100

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,092	
TOTAL MARKET OB/XF VALUE		10,402	
TOTAL LAND VALUE - MARKET		74,100	
TOTAL MARKET VALUE		406,594	
SOH/AGL Deduction		64,849	
ASSESSED VALUE		341,745	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,745	
TOTAL JUST VALUE		406,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003064	CO ISSUED	0	03/26/2018
B1700312	NEW CONSTR	245,560	01/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2095/1846	1/06/2017	WD U	V	11	
GRANTOR: WEST LAWRENCE W JR &					
GRANTEE: WEST LAWRENCE WALDO					
2081/1943	11/01/2016	QC U	V	11	
GRANTOR: WEST LAWRENCE W JR &					
GRANTEE: WEST LAWRENCE W III					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W8 BAS=[YR=2018] W29 S7 FOP=[YR=2018] W30 S8 E30 N8\$ S8 W30 S19 E59 N34\$ S34 W59 S8 E67 N42\$ PTR=E20 FUS=[YR=2018] E29 S6 W10 S7 STR=[YR=2018] E6 N2 E4 S6 W13 N4 E3\$ W3 S4 E4 S8 W12 N10 W8 N15\$ W20\$.									