



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 90										0900 01 3,878 104.9895 131.24 508,949 2022 2022 0 0 0 0.05 99.95										Tax Group: 4 Tax Dist:									
Exterior Wall 21 STONE 10										1 SNGL FAM - 100% - 2024 Heated Area: 3353 HX Base Yr 2024										BUILDING MARKET VALUE 525,573									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 9,825									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 60,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 595,398									
Interior Floo 13 LVT/LAMMT 60																				SOH/AGL Deduction 0									
Interior Floo 14 CARPET 40																				ASSESSED VALUE 595,398									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 540,398									
Bedrooms 4 100																				TOTAL JUST VALUE 595,398									
Bathrooms 3 100																				NCON VALUE 16,878									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 0 0 100																				PREVIOUS YEAR MKT VALUE 556,860									
Units 0 0 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9016.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,353 100 3,353 439,828																													
FGR 231 55 127 16,659																													
FGR 420 55 231 30,301																													
FOP 239 30 72 9,444																													
FOP 317 30 95 12,462																													
TOTALS 4,560 3,878 508,695																													
EXTRA FEATURES										36552 SHORTLEAF AVE, 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										BLD DATE LGL DATE																			
1 0812 CONCRETE C 0 100 0 0 1,850.00 SF 4.00 4.00 100 2022 2022 3 100 7,400										XF DATE LAND DATE																			
2 0600 SUMMER KIT 0 100 0 0 1.00 UT 2,500.00 2,500.00 100 2022 2022 3 97 2,425										INC DATE AG DATE																			
LAND DESCRIPTION										TOTAL OB/XF 9,825																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																													
1 000100 C SFR 100 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 60,000.00 60,000.00 60,000																													
REVIEW DATE 06/02/2022 BY TWWW										Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000										PRINTED 08/06/2024 BY SYS									



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100	740	16,220
FOP	100	30	30	657
TOTALS	840		770	16,878

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
6500	01	770	63.2500	22.14	17,048	2023	2023	0	0	0	99.00
2 GARAGE RES - 100% - 2024											
Heated Area: 740											
HX Base Yr 2024											
BAS 2024 FOP 2024											