



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	20	FACE BRICK 90	0900	01	2,180	120.2901	150.36	327,785	2006	2006	0	0	12.28	87.72	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2008												Heated Area: 1764											
Roof Structure	08	IRREGULAR 100													HX Base Yr 2008											
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 60																								
Interior Floor	11	CLAY TILE 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	4	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units	0	100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality	04	Quality Level 04																								
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	1,764	100	1,764	232,664																						
FGR	650	55	358	47,219																						
FOP	192	30	58	7,650																						
TOTALS	2,606		2,180	287,533																						
EXTRA FEATURES					241865 CR 121, 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	0810	CONCRETE A	0 100	24 10	240.00	SF	4.88	4.88	100	1996	1996	3	72	842												
2	0940	SHEDS/PORT	0 100	8 8	64.00	SF	20.10	20.10	100	2006	2006	3	27	347												
3	0940	SHEDS/PORT	0 100	8 8	64.00	SF	20.10	20.10	100	2006	2006	3	27	347												
4	0811	CONCRETE B	0 100	0 0	530.00	SF	5.20	5.20	100	2006	2006	3	87	2,398												
5	1242	WD DECK A	0 100	21 6	126.00	SF	10.00	10.00	100	2009	2009	3	40	504												
6	0351	CARPORT MT	0 100	35 14	490.00	SF	10.00	10.00	100	2011	2011	3	50	2,450												
LAND DESCRIPTION					TOTAL OB/XF										6,888											
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000									
REVIEW DATE 04/30/2021 BY TWJH Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS																										