



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	05	AVERAGE 100	0100	01	1,300	108.1600	102.75	133,575	1993	1998	0	0	12.25	87.75	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1300 HX Base Yr													
Roof Cover	12	MODULAR MT 100	26 BAS2002 26													VALUATION BY													
Interior Wall	04	PLYWOOD 90														BUILDING MARKET VALUE													
Interior Wall	05	DRYWALL 10														TOTAL MARKET OB/XF VALUE													
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET													
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													
Bedrooms	2	100														TOTAL EXEMPTION VALUE													
Bathrooms	1	100														BASE TAXABLE VALUE													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													
Stories	1.	1. 100	NCON VALUE																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE																										
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	1,300	100	1,300	117,212																									
TOTALS															1,300	1,300	117,212												
EXTRA FEATURES															28040 CHARITY LN, 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	1242	WD DECK A	0	0	7	7	49.00	SF	10.00	10.00	100	2003	2003	3	21	103													
2	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2003	2003	3	21	118													
3	0803	ASPHALT C	0	0	0	0	2,670.00	SF	2.00	2.00	100	2000	2000	3	50	2,670													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0005	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100												
REVIEW DATE 08/03/2020 BY TWA Total Acres: 2.57 Total Land Value: 77,100 Market: 0 Agricultural: 0 Common: 77,100 PRINTED 08/06/2024 BY SYS																													