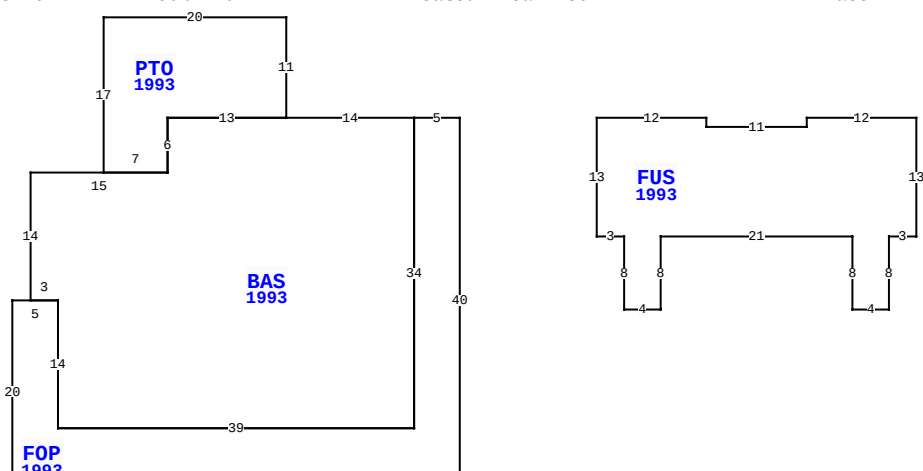


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23-4N-23-0000-0012-0010

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION											PAGE 1 of 1							4																		
Exterior Wall	05	AVERAGE 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Roof Structur	08	IRREGULAR 100	0100	01	1,977	123.4065	117.24	231,783	1993	1993	0	0	14.75	85.25	VALUATION BY																							
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 0												Heated Area: 1804												HX Base Yr											
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 90																																				
Interior Floo	12	HARDWOOD 10																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		2.5 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	2.	2. 100																																				
Units		0 100																																				
BUD8 Adjustme	04	DIST 01 100																																				
Occupancy	00	NONE 100																																				
Quality			06	Quality Level 06																																		
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	1,296	100	1,296	129,531																																		
FOP	534	30	160	15,991																																		
FUS	508	100	508	50,773																																		
PTO	262	5	13	1,299																																		
TOTALS			2,600		1,977	197,595																																
EXTRA FEATURES			28085 JOCOBI FARM 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	0350	CARPORT WD	0 100	16	24	384.00	SF	13.00	13.00	100	1993	1993	3	20	998																							
2	0200	BARN WD 0-	0 100	0	0	620.00	SF	15.00	15.00	100	1987	1987	3	20	1,860																							
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	5,180																							
4	0510	GARAGE WD-	0 100	28	24	672.00	SF	42.00	42.00	100	1999	1999	3	27	7,620																							
5	0756	FEP	0 100	14	6	84.00	SF	27.00	27.00	100	1999	1999	3	20	454																							
6	0811	CONCRETE B	0 100	28	20	560.00	SF	5.20	5.20	100	1999	1999	3	77	2,242																							
7	1242	WD DECK A	0 100	0	0	140.00	SF	5.00	5.00	100	2014	2014	3	65	455																							
LAND DESCRIPTION																	TOTAL OB/XF										18,809											
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																					
2	000115	C	SFR ACRES	100		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000																					
REVIEW DATE 05/19/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS																																						