



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

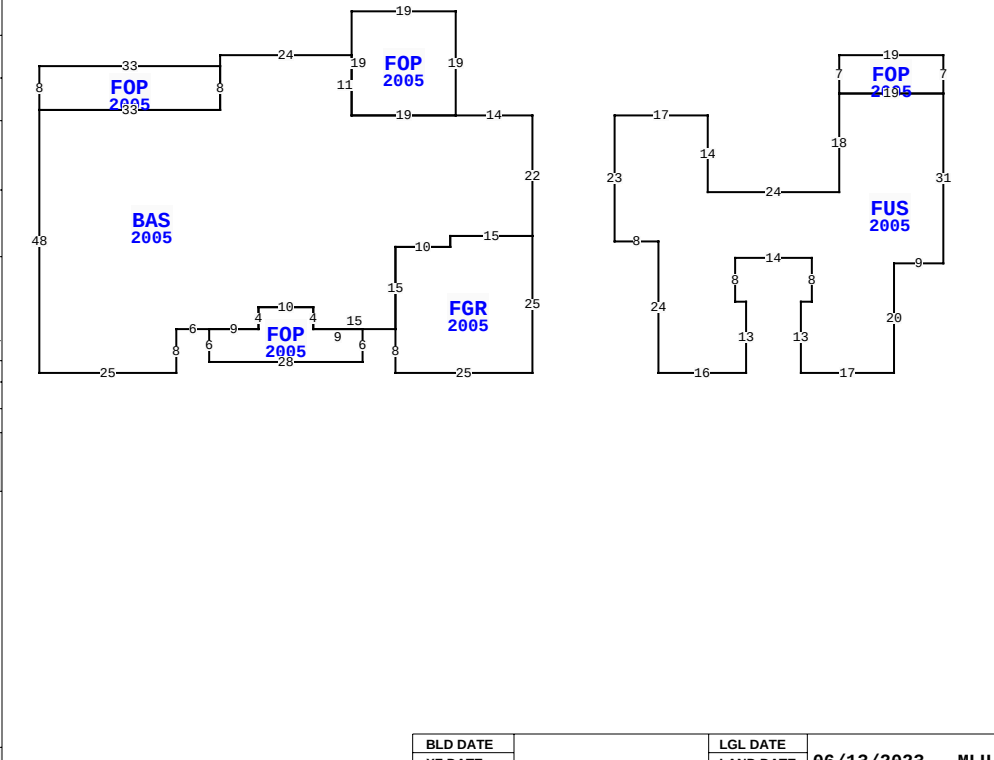
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,562	100	3,562	395,615
FGR	605	55	333	36,985
FOP	133	30	40	4,443
FOP	208	30	62	6,886
FOP	264	30	79	8,774
FOP	361	30	108	11,995
FUS	1,946	100	1,946	216,133
TOTALS	7,079		6,130	680,831

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	9,690.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	
3	0861	POOL GUNIT	0	100	35	14	490.00	SF	85.00	85.00	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	31.20	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.00	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	91.20	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,130	97.6410	122.05	748,166	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2006											
Heated Area: 5508											
HX Base Yr 2006											



28714 YELLOW ROSE LN, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
732,420											
TOTAL MARKET OB/XF VALUE											
55,638											
TOTAL LAND VALUE - MARKET											
486,000											
TOTAL MARKET VALUE											
842,406											
SOH/AGL Deduction											
201,933											
ASSESSED VALUE											
640,473											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
590,473											
TOTAL JUST VALUE											
1,274,058											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,247,159											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014914	ADDITION	430,810	10/28/2021
B1529900	XF0B	0	02/27/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0807/1197	9/24/1997	WD	Q	V		70,000	
GRANTOR: LLOYD R B							
GRANTEE: GEIGER ZENOUS JR &							
0781/0519	1/03/1997	WD	U	V	09	250,100	
GRANTOR: BOURDEAU BROTHERS REA							
GRANTEE: LLOYD R B							

BUILDING NOTES											
BAS=[YR=2005] W14 FOP=[YR=2005] N19 W19 S19 E19\$ W19 N11 W24 S2 FOP=[YR=2005] W33 S8 E33 N8\$ S8 W33 S48 E25 N8 E6 FOP=[YR=2005] S6 E28 N6 W9 N4 W10 S4 W9\$ E9 N4 E10 S4 E15 FGR=[YR=2005] S8 E25 N25 W15 S2 W10 S15\$ N15 E10 N2 E15 N22 \$ PTR=E15 FUS=[YR=2005] E17 S14 E24 N18 FOP=[YR=2005] N7 E19 S7 W19\$ E19 S31 W9 S20 W17 N13 E2 N8 W14 S8 E2 S13 W16 N24 W8 N23\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	31.20	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.00	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	91.20	AC	



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,800	100
FOP	288	30
UCP	1,440	20
TOTALS	6,528	5,174

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8600	01	5,174	49.4500	11.87	61,415	2015	2015	0	0	0	16.00
2 BARNs - 100% - 2006											
Heated Area: 4800											
HX Base Yr 2006											
18 60 56 12 24 12 60 18 80 80 24 12 80 24 UCP 2015 BAS 2015 FOP 2015											
BLD DATE						LGL DATE			06/13/2023		
XF DATE						LAND DATE			MLU		