



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	30	VINYL 100	0800	02	1,512	116.8000	87.60	132,451	2010	2010		0	0	34.00	66.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0										Heated Area: 1512					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 2016										BUILDING MARKET VALUE					87,418														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					9,828														
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET					30,000														
Interior Floo	08	SHT VINYL 30											TOTAL MARKET VALUE					127,246														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					4,295														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					122,951														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					0														
Bathrooms		2 100											BASE TAXABLE VALUE					122,951														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					127,246														
Stories	0	0 100											NCON VALUE					0														
Units	0	0 100											INCOME VALUE																			
													PREVIOUS YEAR MKT VALUE					124,508														
Quality		03											Quality Level 03																			
DOR CODE		0200	MOBILE HOME																													
MAP NUM			MKT AREA															09														
NEIGHBORHOOD/LOC		9001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,512	100	1,512	87,418																												
TOTALS		1,512		1,512	87,418																											
EXTRA FEATURES										20020 GRANNY 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	0	0	236.00	SF	10.00	10.00	100	2013	2013	3	60	1,416																
2	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2012	2012	3	55	198																
3	0753	UEP	0	0	10	10	100.00	SF	44.00	44.00	100	2012	2012	3	68	2,992																
4	0350	CARPORT WD	0	0	28	16	448.00	SF	13.00	13.00	100	2013	2013	3	60	3,494																
5	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	2019	2019	3	90	1,728																