

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 20 FACE BRICK 100										0100 01 2,703 120.3360 114.32 309,007 1973 1983 0 0 0 28.00 72.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 2104 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 222,485									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 24,373									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 151,220									
Interior Floo 12 HARDWOOD 20																				TOTAL MARKET VALUE 398,078									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 229,338									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 168,740									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 118,740									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 398,078									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE 389,135									
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 2,104 100 2,104 173,181																													
FEP 324 80 259 21,318																													
FGR 600 55 330 27,163																													
FOP 35 30 10 823																													
TOTALS 3,063 2,703 222,485																													
EXTRA FEATURES										3284 BARBARA 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1973 1973 3 32 1,120																													
2 0510 GARAGE WD- 0 100 24 24 576.00 SF 23.45 23.45 100 1971 1971 3 20 2,701																													
3 0845 KOOL DECK 0 100 0 0 484.00 SF 5.15 5.15 100 1989 1989 3 57 1,420																													
4 0866 POOL FIBER 0 100 29 11 319.00 SF 72.00 72.00 100 1989 1989 3 20 4,594																													
5 0940 SHEDS/PORT 0 100 16 12 192.00 SF 21.30 21.30 100 1990 1990 3 20 818																													
6 2701 QUONSET GD 0 100 48 28 1,344.00 SF 15.00 15.00 100 2003 2003 3 52 10,483																													
7 0811 CONCRETE B 0 100 0 0 750.00 SF 5.20 5.20 100 2003 2003 3 83 3,237																													
LAND DESCRIPTION										TOTAL OB/XF 24,373																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C SFR 100 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 000115 C SFR ACRES 100 OR 0.00 0.00 6.38 AC 1.00 1.00 1.00 19,000.00 19,000.00 121,220																													
REVIEW DATE 03/31/2020 BY TWA										Total Acres: 7.38 Total Land Value: 151,220 Market: 0 Agricultural: 0 Common: 151,220										PRINTED 08/06/2024 BY SYS									