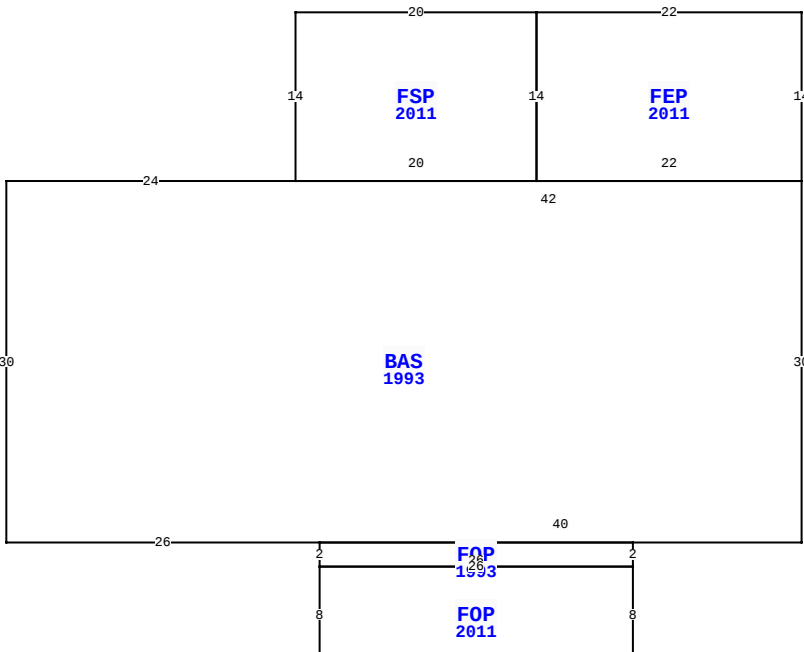


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0900	01	2,416	102.3169	127.90	309,006	1974	1979	0	0	0	18.25	81.75	VALUATION BY				STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 0													Heated Area: 1980				HX Base Yr				Tax Group: 6				Tax Dist:			
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE				252,612											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE				9,140											
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET				112,500											
Interior Floo		11	CLAY TILE 30															TOTAL MARKET VALUE				374,252											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction				217,317											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE				156,935											
Bedrooms			3 100															TOTAL EXEMPTION VALUE				HX HB 50,000											
Bathrooms			2 100															BASE TAXABLE VALUE				106,935											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE				374,252											
Stories																		NCON VALUE				0											
Units																		INCOME VALUE															
BUD8 Adjustme		06	DIST 1D 100															PREVIOUS YEAR MKT VALUE				362,433											
Occupancy		00	NONE 100																														
Quality		02	Quality Level 02																														
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	1,980	100	1,980	207,025																													
FEP	308	80	246	25,721																													
FOP	52	30	16	1,673																													
FOP	208	30	62	6,483																													
FSP	280	40	112	11,711																													
TOTALS		2,828		2,416	252,612																												
EXTRA FEATURES					3151 JANE LN, HILLIARD															BLD DATE 03/03/2023 NW		LGL DATE		06/16/2023		MLU							
																				XF DATE		LAND DATE											
																				INC DATE		AG DATE											
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	0200	BARN WD 0-	0 100	35	25	875.00	SF	20.00	20.00	100	1980	1980	3	20	3,500																		
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																		
3	0350	CARPORT WD	0 100	25	16	400.00	SF	9.36	9.36	100	1986	1986	3	20	749																		
4	0350	CARPORT WD	0 100	31	14	434.00	SF	13.00	13.00	100	1986	1986	3	20	1,128																		
5	0350	CARPORT WD	0 100	36	12	432.00	SF	13.00	13.00	100	1986	1986	3	20	1,123																		
6	1242	WD DECK A	0 100	38	10	380.00	SF	10.00	10.00	100	2000	2000	3	20	760																		
7	0754	FOP	0 100	12	7	84.00	SF	15.00	15.00	100	2000	2000	3	20	252																		
LAND DESCRIPTION										TOTAL OB/XF										9,140													
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	0005	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	112,500																