

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,329	100	1,329	124,576
FOP	20	30	6	563
FOP	114	30	34	3,187
TOTALS	1,463		1,369	128,325

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	210.00	210.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,369	119.6000	113.62	155,546	1988	1988	0	0	0 17.50	82.50		
1 SINGLE FAM - 100% - 1999 Heated Area: 1329 HX Base Yr 1999													
19653 CAPITAL DR, HILLIARD													
BLD DATE 06/13/2023 MLU													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

TOTAL OB/XF													
4,476													

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4,476													

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					148,085				
TOTAL MARKET OB/XF VALUE					4,476				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					182,561				
SOH/AGL Deduction					75,754				
ASSESSED VALUE					106,807				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					56,807				
TOTAL JUST VALUE					182,561				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					177,189				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010539	GARAGE	49,712	10/18/2018
18001566	GARAGE	47,756	03/01/2018
4968	NEW CONSTR	1,700	01/05/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0850/1025	9/29/1998	WD	Q	I		81,000			
GRANTOR: MASON STEVE									
GRANTEE: NELSON RAY E & GARV									
0792/1968	5/09/1997	WD	Q	I		78,500			
GRANTOR: CAUSEY JOHN B & CORI									
GRANTEE: MASON STEVE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 N4 W10 FOP=[YR=1993] W5 S4 E5 N4\$ S4 W12 S28 E12 S3 FOP=[YR=1993] S6 E19N6 W19\$ E19 N3 E13 N28\$.									

REVIEW DATE	01/14/2021	BY	WWA	Total Acres:	1.00	Total Land Value:	30,000	Market:	0	Agricultural:	0	Common:	30,000	PRINTED 08/06/2024 BY SYS
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