



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,025	100	1,025	95,981
FGR	528	55	290	27,156
FSP	492	40	197	18,447
FSP	246	40	98	9,177
FUS	1,025	100	1,025	95,981
TOTALS	3,316		2,635	246,740

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	50	27	1,350.00	SF	15.00	15.00
2	0861	POOL GUNIT	0 100	16	34	544.00	SF	85.00	85.00
3	0845	KOOL DECK	0 100	0	0	504.00	SF	7.25	7.25
4	0812	CONCRETE C	0 100	0	0	1,230.00	SF	4.00	4.00
5	0910	SCRN RM L	0 100	40	22	880.00	SF	15.00	15.00
6	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00
7	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00
8	1242	WD DECK A	0 100	8	8	64.00	SF	7.50	7.50
9	0752	USP	0 100	14	8	112.00	SF	15.00	15.00
10	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.37
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	36.30
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	36.30

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,635	97.2864	121.61	320,442	1977	1977	0	0	0 23.00	77.00	
1 SNGL FAM - 100% - 0												
Heated Area: 2050												
HX Base Yr												
19426 SCENIC RIVER DR, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		246,740	
TOTAL MARKET OB/XF VALUE		37,540	
TOTAL LAND VALUE - MARKET		361,500	
TOTAL MARKET VALUE		370,444	
SOH/AGL Deduction		199,477	
ASSESSED VALUE		170,967	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		120,967	
TOTAL JUST VALUE		645,780	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		624,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013651	REPLACE SIDING	57,399	10/24/2023
230005493	ROOF	2,750	04/27/2023
230005478	ROOF	15,355	04/27/2023
MH951013	MH MOVE-ON	0	08/01/1995
7172	MH MOVE-ON	10,000	03/09/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0537/1006	2/29/1988	WD	U	V	08
					5,000
GRANTOR: ROWELL JOHNNY H					
GRANTEE: MCKAY MICHAEL J					
0226/0086	1/01/1976	WD	Q	V	
					40,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 S10 FSP=[YR=1993] W41 S12 BAS=[YR=1993] S25 FSP=[YR=2019] S6 E41 N6 W41\$ E41 N25 W41\$ E41 N12\$ S12 E24 N22\$ PTR= E10 FUS=[YR=1993] E41 S25 W41 N25\$W10\$.									