

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								7101	04	9,286	95.9310	150.13	1,394,107	1955	1955	0	0	0	24.25	75.75	STANDARD																
Roof Structure	04	WOOD TRUSS 100								1 CHURCH - 0% - 0										Heated Area: 9034										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floor	14	CARPET 100																																					
Ceiling	01	FIN. SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	8	100																																					
Frame	02	WOOD FRAME 100																																					
Story Height	18	100																																					
RMS	5	100																																					
Stories	0	100																																					
Units	0	100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		7100 CHURCHES																																					
MAP NUM										MKT AREA		05																											
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,160	100	2,160	245,643																																			
BAS	6,874	100	6,874	781,735																																			
FOP	534	30	160	18,196																																			
FST	60	50	30	3,412																																			
UOP	25	20	5	569																																			
UOP	72	20	14	1,592																																			
UOP	216	20	43	4,890																																			
TOTALS		9,941		9,286		1,056,036																																	
EXTRA FEATURES					48143 EPHEBUS RD, HILLIARD															BLD DATE 02/25/2022 XF DATE 02/25/2022 INC DATE					KK KK LGL DATE 02/25/2022 LAND DATE AG DATE					02/25/2022 KK									
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	0803	ASPHALT C	0	0	0	0	22,377.00	SF	2.00	2.00	100	1985	1985	3	50	22,377																							
2	0812	CONCRETE C	0	0	29	59	1,711.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,224																							
3	0810	CONCRETE A	0	0	60	6	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761																							
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1985	1985	3	23	715																							
5	0801	ASPHALT A	0	0	19	3	57.00	SF	3.00	3.00	100	1985	1985	3	50	86																							
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	18.00	18.00	100	1970	1970	3	20	360																							
7	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2016	2016	3	81	810																							
8	0510	GARAGE WD-	0	0	35	16	560.00	SF	35.00	35.00	100	2005	2005	3	40	7,840																							

