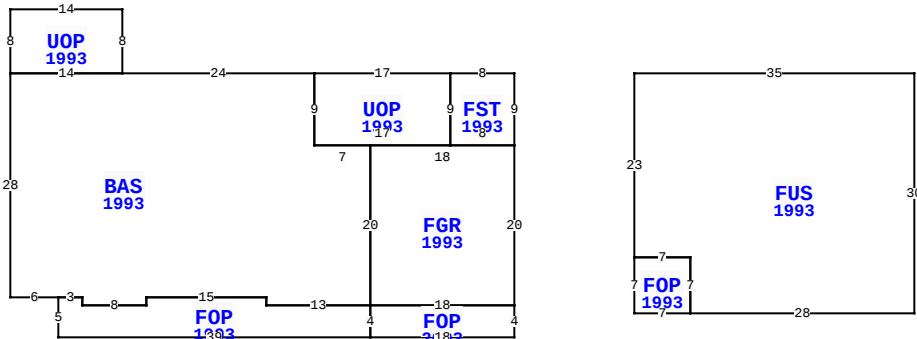


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT	CD	20	FACE BRICK 50	0900	01	2,599	TOT ADJ PTS	97.1280	EFF. BASE RATE	121.41	REPL. COST NEW	315,545	AYB	1986	EYB	ECON	FNCT	0	0	0	NORM	19.80	% COND	80.20												
Exterior Wall	26	AL SIDING 50	1 SNGL FAM - 100% - 2020										Heated Area: 2219										HX Base Yr 2020													
Roof Structur	03	GABLE/HIP 100																																		
Roof Cover	12	MODULAR MT 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 100																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.5	1.5 100																																		
Units		0 100																																		
BUD8 Adjustme	04	DIST 01 100																																		
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	1,218	100	1,218	118,597																																
FGR	360	55	198	19,279																																
FOP	49	30	15	1,460																																
FOP	174	30	52	5,063																																
FOP	72	30	22	2,142																																
FST	72	55	40	3,895																																
FUS	1,001	100	1,001	97,468																																
UOP	112	20	22	2,142																																
UOP	153	20	31	3,019																																
TOTALS		3,211		2,599	253,067																															
EXTRA FEATURES					26936 WILLIE HODGES RD, HILLIARD															<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>06/13/2023</td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td>MLU</td></tr></table>					BLD DATE		LGL DATE		XF DATE		LAND DATE	06/13/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																																		
XF DATE		LAND DATE	06/13/2023																																	
INC DATE		AG DATE	MLU																																	
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	1986	1986	3	60	2,100																					
3	0810	CONCRETE A	0 100	22	17	374.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,203																					
TOTAL OB/XF 3,303																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																			
REVIEW DATE 05/17/2024 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS																																				