



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 60	0900	01	2,784	94.5216	118.15	328,930	1997	2002	0	0	0	10.35	89.65	STANDARD																										
Exterior Wall	17	CB STUCCO 40	1 SNGL FAM - 100% - 2004										Heated Area: 2400										HX Base Yr 2004																			
Roof Structur	03	GABLE/HIP 100	FSP 2003 BAS 1997 FOP 1997 BAS 2012 UOP 2003																				VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100																					Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 90																					BUILDING MARKET VALUE										294,886									
Interior Wall	06	CUST PANEL 10																					TOTAL MARKET OB/XF VALUE										17,164									
Interior Floo	12	HARDWOOD 50																					TOTAL LAND VALUE - MARKET										90,000									
Interior Floo	14	CARPET 50																					TOTAL MARKET VALUE										402,050									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										188,615									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										213,435									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE										HX HB WX 55,000									
Bathrooms		2.5 100																					BASE TAXABLE VALUE										158,435									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										402,050									
Stories	1.5	1.5 100																					NCON VALUE										0									
Units		0 100																					INCOME VALUE																			
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE										389,167									
Quality	01	Quality Level 01																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC	9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,680	100	1,680	177,948																																						
BAS	720	100	720	76,263																																						
FOP	448	30	134	14,193																																						
FSP	400	40	160	16,947																																						
UOP	448	20	90	9,533																																						
TOTALS	3,696		2,784	294,886																																						
EXTRA FEATURES					392306 PROSPECT LANDING RD, HILLIARD																																					
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600																											
2	0968	STAIRS	0 100	0	0	1.00	SF	2,000.00	2,000.00	100	1997	1997	3	100	2,000																											
3	0812	CONCRETE C	0 100	0	0	2,739.00	SF	4.00	4.00	100	2000	2000	3	79	8,655																											
4	0350	CARPORT WD	0 100	0	0	768.00	SF	13.00	13.00	100	1998	1998	3	20	1,997																											
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152																											
6	0300	BOAT DCK W	0 100	0	0	110.00	SF	40.00	40.00	100	2005	2005	3	40	1,760																											