



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	PAGE 1 of 1										
Exterior Wall	12	CEDAR 100	0900	01	2,282	101.2536	126.57	288,833	2002	2002	0	0	10.50	89.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2048									
Roof Cover	12	MODULAR MT 100	HX Base Yr																						
Interior Wall	06	CUST PANEL 80																							
Interior Wall	05	DRYWALL 20																							
Interior Floo	09	PINE WOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			5000IMPROVED 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	1,288	100	1,288	145,905																					
DCK	144	10	14	1,586																					
FOP	368	30	110	12,461																					
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FUS	760	100	760	86,093																					
TOTALS			2,928	2,282	258,506																				
EXTRA FEATURES					39118 WATERS EDGE DR, 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720									
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	22	1,267									
3	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	36	864									
4	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	2004	2004	3	36	518									
5	0855	CONC PAVER	0	0	0	0	961.00	SF	7.50	7.50	100	2004	2004	3	84	6,054									
6	0300	BOAT DCK W	0	0	0	0	288.00	SF	30.00	30.00	100	2004	2004	3	36	3,110									
7	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	2004	2004	3	22	158									
8	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2004	2004	3	36	1,872									
9	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	440									
LAND DESCRIPTION					TOTAL OB/XF 16,003																				
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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.97	AC		1.00	1.00	1.00	555.00	555.00	3,868								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950								
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	11.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	95,760								
REVIEW DATE 06/15/2020 BY TWA Total Acres: 12.97 Total Land Value: 34,818 Market: 95,760 Agricultural: 4,818 Common: 30,000 PRINTED 08/06/2024 BY SYS																									