



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		2. 2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	2,552	100	2,552	267,140
FGR	575	55	316	33,078
FOP	82	30	25	2,617
FSP	301	40	120	12,561
FUS	420	100	420	43,965
TOTALS	3,930		3,433	359,362

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,433	101.2000	126.50	434,274	2000	2000		0	0	17.25	82.75	
1 SNGL FAM - 100% - 2016 Heated Area: 2972 HX Base Yr 2016													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		VALUATION SUMMARY	
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				359,362				
TOTAL MARKET OB/XF VALUE				33,638				
TOTAL LAND VALUE - MARKET				319,920				
TOTAL MARKET VALUE				434,924				
SOH/AGL Deduction				169,905				
ASSESSED VALUE				265,019				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				215,019				
TOTAL JUST VALUE				712,920				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				699,440				

EXTRA FEATURES							2781 PAINT HORSE TRL, HILLIARD				INC DATE		AG DATE		06/10/2025		12/25/2025	
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	0200	BARN WD 0-	0	100	80	10	800.00	SF	20.00	20.00	100	2000	2000	3	28	4,480		
2	0205	BARN MTL 3	0	100	80	40	3,200.00	SF	9.00	9.00	100	2000	2000	3	28	8,064		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940		
4	0811	CONCRETE B	0	100	0	0	610.00	SF	5.20	5.20	100	2000	2000	3	79	2,506		
5	0200	BARN WD 0-	0	100	40	24	960.00	SF	20.00	20.00	100	2001	2001	3	29	5,568		
6	0681	POLE SHED	0	100	80	15	1,200.00	SF	15.00	15.00	100	2002	2002	3	30	5,400		
7	0681	POLE SHED	0	100	40	26	1,040.00	SF	15.00	15.00	100	2002	2002	3	30	4,680		