



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,680	100	1,680	137,478
TOTALS	1,680		1,680	137,478

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0753	UEP	0 100	20	10	200.00	SF	22.00	22.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.83

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0200	01	1,680	106.0000	84.80	142,464	2015	2015	0	0
1 SFR MODULR - 100% - 2016									
Heated Area: 1680									
HX Base Yr									
BAS 2016									
27105 FLAGSTAFF LOOP, HILLIARD									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0753	UEP	0 100	20	10	200.00	SF	22.00	22.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0753	UEP	0 100	20	10	200.00	SF	22.00	22.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		137,478	
TOTAL MARKET OB/XF VALUE		3,564	
TOTAL LAND VALUE - MARKET		54,900	
TOTAL MARKET VALUE		195,942	
SOH/AGL Deduction		2,159	
ASSESSED VALUE		193,783	
TOTAL EXEMPTION VALUE		13	193,783
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		195,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530043	CO ISSUED	0	03/26/2015
B1530043	MODULAR HM	0	02/27/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2660/1104	7/11/2023	LE	U	I	11	100	
GRANTOR: JABAUT EVELYN M							
GRANTEE: JABAUT TIMOTHY M &							
1945/1227	10/31/2014	WD	Q	V	01	25,000	
GRANTOR: WILLIAMS CHARLES & DE							
GRANTEE: JABAUT MICHAEL & EV							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W56 S30 E56 N30\$.									