

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		30	VINYL 100		0800	02	1,088	155.7400	116.80	127,078	2000	2015	0	0	0	20.00	80.00	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2023										Heated Area: 1064					HX Base Yr 2023					STANDARD				
Roof Cover		03	COMP SHNGL 100		14 76 46 30 10 8 8 10 10 14 BAS 2009 FOP 2021															BUILDING MARKET VALUE					101,662				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					2,316				
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET					145,540				
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE					249,518				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					249,518				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms			2 100																	BASE TAXABLE VALUE					199,518				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					249,518				
Stories		1.	1. 100																	NCON VALUE					0				
Units			0 100																	INCOME VALUE									
					PREVIOUS YEAR MKT VALUE					248,705																			
Quality		06	Quality Level 06																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA				09																						
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,064	100	1,064	99,420																									
FOP	80	30	24	2,242																									
TOTALS					1,144		1,088	101,662																					
EXTRA FEATURES					171213 ANDREWS 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	0811	CONCRETE B	0 100	0	0	512.00	SF	5.20	5.20	100	2006	2006	3	87	2,316														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	OR	0.00	0.00	7.66	AC		1.00	1.00	1.00	19,000.00	19,000.00	145,540												
REVIEW DATE 04/11/2022 BY TWA Total Acres: 7.66 Total Land Value: 145,540 Market: 0 Agricultural: 0 Common: 145,540 PRINTED 08/06/2024 BY SYS																													