

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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	1,512	116.8000	87.60	132,451	2021	2021		0	0	2.00	98.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0													Heated Area: 1512					HX Base Yr																
Roof Cover		03	COMP SHNGL 100		27 -56 -56 27 BAS 2021													BUILDING MARKET VALUE					129,802																
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					0																
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET					183,330																
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE					161,335																
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					42,985																
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					118,350																
Bedrooms			3 100															TOTAL EXEMPTION VALUE					0																
Bathrooms			2 100															BASE TAXABLE VALUE					118,350																
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					313,132																
Stories		0	0 100															NCON VALUE					0																
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					296,973																													
Quality		03	Quality Level 03																																				
DOR CODE		5902	HARDWOOD SI 60-69																																				
MAP NUM			MKT AREA				09																																
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,512	100	1,512	129,802																																			
TOTALS					1,512		1,512	129,802																															
EXTRA FEATURES					30650 NELSON RD, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU																
															XF DATE				LAND DATE																				
															INC DATE				AG DATE																				
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																							
LAND DESCRIPTION										TOTAL OB/XF										0																			
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	005000	C	RURAL HOME	0			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
2	005902	A	HARDWOOD SI	0			OR	0.00	0.00	8.07	AC		1.00	1.00	1.00	190.00	190.00	1,533																					
3	009910	M	MKT. VAL. AG	0			OR	0.00	0.00	8.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	153,330																					
REVIEW DATE 08/09/2021 BY TWX Total Acres: 9.07 Total Land Value: 31,533 Market: 153,330 Agricultural: 1,533 Common: 30,000 PRINTED 08/06/2024 BY SYS																																							