



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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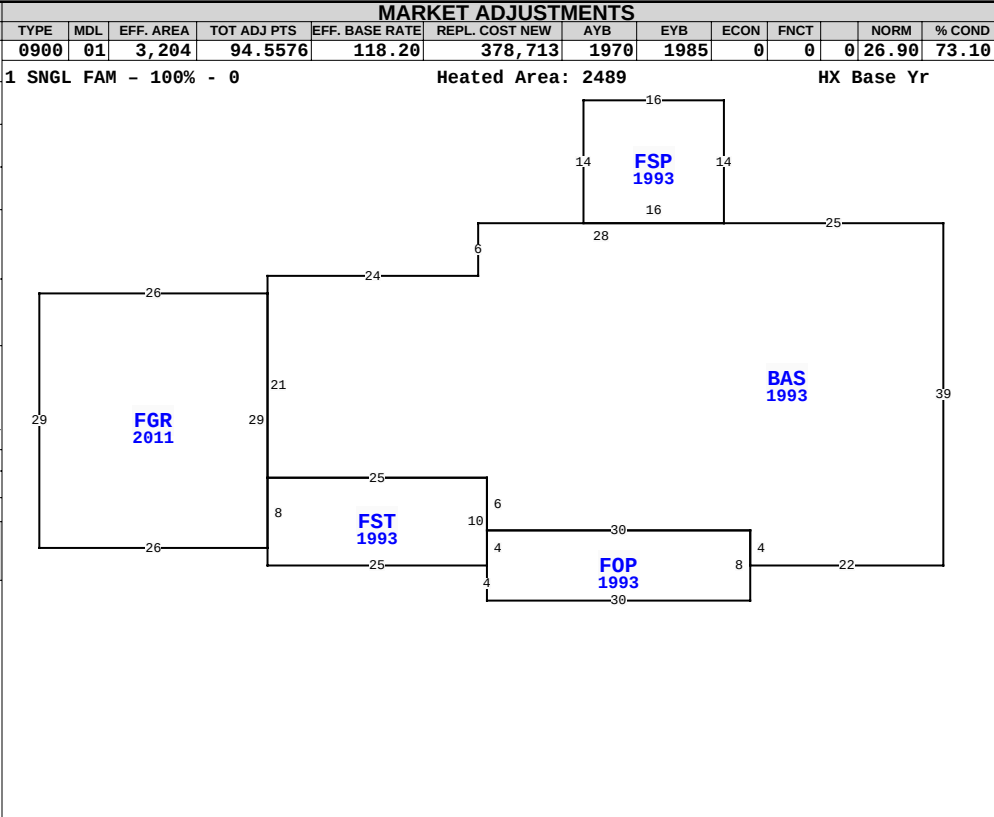
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,489	100	2,489	215,060
FGR	754	55	415	35,858
FOP	240	30	72	6,221
FSP	224	40	90	7,776
FST	250	55	138	11,924

TOTALS	3,957		3,204	276,839
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	0	0	48.00	SF	30.00	30.00	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	
4	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	
5	0680	POLE SHED	0	100	10	20	200.00	SF	10.00	10.00	
6	0680	POLE SHED	0	100	10	20	200.00	SF	10.00	10.00	
7	0810	CONCRETE A	0	100	0	0	12,865.00	SF	6.50	6.50	
8	0845	KOOL DECK	0	100	0	0	861.00	SF	7.25	7.25	
9	0855	CONC PAVER	0	100	0	0	126.00	SF	7.00	7.00	
10	1127	BRICK 8"	0	100	0	0	24.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.40	AC	
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.40	AC	



28175 HAMMOCK RD, HILLIARD	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
84,317											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.40	AC	
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.40	AC	

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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	276,839		
TOTAL MARKET OB/XF VALUE	93,667		
TOTAL LAND VALUE - MARKET	287,600		
TOTAL MARKET VALUE	407,727		
SOH/AGL Deduction	201,573		
ASSESSED VALUE	206,154		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	151,154		
TOTAL JUST VALUE	658,106		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	648,277		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003469	NEW ROOF	17,000	03/23/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2457/0220	4/19/2021	FJ	U	I	11
GRANTOR: JOHNSON WILLIAM HALL					
GRANTEE: JOHNSON CATHERINE S					
2418/1118	12/21/2020	WD	U	I	11
GRANTOR: JOHNSON CATHERINE L/E					
GRANTEE: CONNER CATHY J & AN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 FSP=[YR=1993] N14 W16 S14 E16 \$ W28 S6 W24 S2 FGR=[YR=2011] W26 S29 E26 FST=[YR=1993] S2 E25 FOP=[YR=1993] S4 E30 N8 W30 S4\$ N10 W25 S8\$ N29\$ S21 E25 S6 E30 S4 E22 N39\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4																				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																													
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