



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,782	100
UOP	56	25
UOP	384	25
TOTALS	2,222	1,892

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,892	148.3200	103.82	196,427	1990	1995	0	0	0	70.00	30.00
1 M/H 93- - 100% - 1979												
Heated Area: 1782												
HX Base Yr 1979												
UOP 1993 BAS 1993 UOP 1993												
49406 WANSLEY RD, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/19/2023 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	100	1980
2	0681	POLE SHED	0	100	36	13	468.00	SF	15.00	15.00	100	1965
3	0681	POLE SHED	0	100	18	13	234.00	SF	15.00	15.00	100	1965
4	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	2000
5	0303	FLT DOCK W	0	100	10	32	320.00	SF	26.00	26.00	100	2000
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2000
7	0300	BOAT DCK W	0	100	8	24	192.00	SF	40.00	40.00	100	2000
8	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2014
TOTAL OB/XF 12,729												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.23	AC		1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	12.00	AC		1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.67	AC		1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	35.67	AC		1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		58,928	
TOTAL MARKET OB/XF VALUE		12,729	
TOTAL LAND VALUE - MARKET		328,410	
TOTAL MARKET VALUE		125,864	
SOH/AGL Deduction		64,826	
ASSESSED VALUE		61,038	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		400,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007373	NEW CONSTR	0	09/01/2000
B01	XFOB	0	01/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0281/0035	12/01/1978	WD	Q	V		32,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W4 UOP=[YR=1993] N12 W32 S12 E32\$ W62 S27 E29												
UOP=[YR=1993] S8 E7 N8 W7\$ E37 N27\$.												