



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	1999	2,216	199,370
FOP	240	30	1999	72	6,478
UCP	442	20	1999	88	7,917
UGR	816	45	1999	367	33,018
TOTALS	3,714			2,743	246,782

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,387.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,743	110.7312	110.73	303,732	1999	1999	0	0
1 SINGLE FAM - 100% - 2000									
Heated Area: 2216									
HX Base Yr 2000									

23301 N SMITH RD, HILLIARD	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	246,782		
TOTAL MARKET OB/XF VALUE	7,218		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	324,000		
SOH/AGL Deduction	168,154		
ASSESSED VALUE	155,846		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	105,124		
TOTAL JUST VALUE	324,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	303,943		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0842/1170	7/27/1998	WD	Q	V	01	100	
GRANTOR: SMITH ROLAND ETAL							
GRANTEE: MINCHEW DONALD & TA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1999] W16 N12 W30 S12 W12 S32 E12 FOP=[YR=1999] S8 E30 N8 W30 \$ E46 N32 \$ PTR= E15 UCP=[YR=1999] E34 S13 UGR=[YR=1999] S24 W34 N24 E34 \$ W34 N13 \$ W15 \$.									