



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	PAGE 1 of 2																										
Exterior Wall	15	CONC BLOCK 50	0100	01	1,626	114.4440	114.44	186,079	1966	1980	0	0	0	27.00	73.00	VALUATION SUMMARY																									
Exterior Wall	19	COMMON BRK 50	1 SINGLE FAM - 100% - 2000													Heated Area: 1380													HX Base Yr 2000												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 80														Tax Group: 4													Tax Dist:												
Roof Cover	12	MODULAR MT 20														BUILDING MARKET VALUE													162,401												
Interior Wall	05	DRYWALL 90														TOTAL MARKET OB/XF VALUE													28,762												
Interior Wall	04	PLYWOOD 10														TOTAL LAND VALUE - MARKET													129,792												
Interior Floor	09	PINE WOOD 50														TOTAL MARKET VALUE													320,955												
Interior Floor	11	CLAY TILE 50														SOH/AGL Deduction													158,443												
Air Condition	03	CENTRAL 100														ASSESSED VALUE													162,512												
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Bedrooms		3 100														BASE TAXABLE VALUE													111,790												
Bathrooms		1 100	TOTAL JUST VALUE													320,955																									
Frame	03	MASONRY 100	NCON VALUE													0																									
Stories	1.	1. 100	INCOME VALUE																																						
Units		0 100	PREVIOUS YEAR MKT VALUE													313,138																									
Occupancy	00	NONE 100																																							
Quality		03	Quality Level 03																																						
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	1,380	100	1993	1,380	115,287																																				
FCP	280	25	2003	70	5,848																																				
FST	320	55	2003	176	14,703																																				
TOTALS		1,980		1,626	135,838																																				
EXTRA FEATURES						37155 REED RD, HILLIARD												BLD DATE		LGL DATE		05/09/2025		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																								
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																									
2	0681	POLE SHED	0	100	22	7	154.00	SF	15.00	15.00	100	1985	1985	3	20	462																									
3	0203	BARN MTL 0	0	100	40	28	1,120.00	SF	18.00	18.00	100	1980	1980	3	20	4,032																									
4	0751	UOP	0	100	11	6	66.00	SF	10.00	10.00	100	1985	1985	3	20	132																									
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000																									
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2016	2016	3	70	2,016																									
7	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2020	2020	3	90	7,776																									
8	0681	POLE SHED	0	100	28	18	504.00	SF	15.00	15.00	100	2020	2020	3	90	6,804																									
TOTAL OB/XF 28,762																																									
LAND DESCRIPTION																		OTHER ADJUSTMENTS AND NOTES																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	000100	C	RES	100	0007		0.00	0.00	8.32	AC		1.00	1.00	0.80	19,500.00	15,600.00	129,792																								
REVIEW DATE 08/04/2021 BY TWA																																									
Total Acres: 8.32 Total Land Value: 129,792 Market: 0 Agricultural: 0 Common: 129,792 PRINTED 07/30/2025 BY SYS																																									

