



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,500	100	1993	1,500	129,386
FOP	160	30	2011	48	4,140
FSP	230	40	2011	92	7,935
UGR	600	45	1993	270	23,289
TOTALS	2,490			1,910	164,751

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50

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	0006	OR	0.00	0.00	4.77

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,910	106.8200	106.82	204,026	1976	1976	0	0
1 SINGLE FAM - 100% - 0									
Heated Area: 1500									
HX Base Yr 1977									
16491 OAK HILL RD, HILLIARD									

16491 OAK HILL RD, HILLIARD				XF DATE						LAND DATE		05/09/2025		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540						
450.00	SF	6.50	6.50	100	1990	1990	3	57	1,667						
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,751	
TOTAL MARKET OB/XF VALUE		3,207	
TOTAL LAND VALUE - MARKET		143,100	
TOTAL MARKET VALUE		311,058	
SOH/AGL Deduction		197,764	
ASSESSED VALUE		113,294	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		57,572	
TOTAL JUST VALUE		311,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2792/1297	6/04/2025	WD	Q	I	01	270,000	
GRANTOR: CROSS MARIE A L/E							
GRANTEE: CHESHIRE CHARLES &							
2311/0828	10/09/2019	LE	U	V	11	100	
GRANTOR: CROSS MARIE A							
GRANTEE: CROSS WILLIAM K							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W3 FSP=[YR=2011] N10 W23 S10 E23\$ W47 S30 E30									
FOP=[YR=2011] S8 E20 N8 W20\$ E20 UGR=[YR=1993] E20 N30									
W20S30\$ N30\$.									