

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 1 3													
Exterior Wall	20	FACE BRICK 100	0100	01	2,407	120.5890	120.59	290,260	1981	1981	0	0	0	29.65	70.35	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0														VALUATION BY		STANDARD										
Roof Cover	03	COMP SHNGL 100	Heated Area: 2133														Tax Group: 3		Tax Dist:										
Interior Wall	04	PLYWOOD 50	HX Base Yr 1982														BUILDING MARKET VALUE		204,198										
Interior Wall	05	DRYWALL 50															TOTAL MARKET OB/XF VALUE		19,707										
Interior Floor	14	CARPET 70															TOTAL LAND VALUE - MARKET		70,000										
Interior Floor	08	SHT VINYL 30															TOTAL MARKET VALUE		293,905										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		151,322										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		142,583										
Bedrooms	3	100															TOTAL EXEMPTION VALUE		HX HB SX		100,722								
Bathrooms	2	100															BASE TAXABLE VALUE		41,861										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		293,905										
Stories	1.	1. 100															NCON VALUE		0										
Units	0	100															INCOME VALUE												
BUD8 Adjustme	03	DIST HI 100															PREVIOUS YEAR MKT VALUE		275,421										
Occupancy	00	NONE 100																											
Quality			06	Quality Level 06																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			06																						
NEIGHBORHOOD/LOC			6001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,133	100	1993	2,133	180,953																								
FGR	390	55	1993	214	18,155																								
FOP	200	30	1993	60	5,090																								
TOTALS			2,723			2,407	204,198																						
EXTRA FEATURES						27272 MONTANA ST, HILLIARD										BLD DATE		LGL DATE		05/08/2025 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	1981	1981	3	46.5	1,628													
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	100	1981	1981	3	32.5	1,595													
3	0350	CARPORT WD	0	100	36	20	720.00	SF	3.64	3.64	100	1987	1987	3	20	524													
4	0510	GARAGE WD-	0	100	0	0	2,280.00	SF	35.00	35.00	100	1981	1981	3	20	15,960													