

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																								
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																											
Exterior Wall		30	VINYL 100		0800	02	1,404	147.3600	125.26	175,865	1998	2012	0	0	0	32.00	68.00	VALUATION BY																										
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2019										Heated Area: 1404					HX Base Yr 2019					Tax Dist:																			
Roof Cover		12	MODULAR MT 100		27 BAS 1998 52 27 52 <td colspan="10" rowspan="11"></td> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">119,588</td>																				BUILDING MARKET VALUE										119,588									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										520									
Interior Floo		14	CARPET 70																						TOTAL LAND VALUE - MARKET										70,000									
Interior Floo		08	SHT VINYL 30																						TOTAL MARKET VALUE										190,108									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										68,166									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										121,942									
Bedrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB		50,722							
Bathrooms			2 100																						BASE TAXABLE VALUE										71,220									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										190,108									
Stories		1.	1. 100																						NCON VALUE										0									
Units			0 100																						INCOME VALUE																			
					PREVIOUS YEAR MKT VALUE										169,179																													
Quality		05	Quality Level 05																																									
DOR CODE		0200	MOBILE HOME																																									
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	1,404	100	1998	1,404	119,588																																							
TOTALS		1,404			1,404	119,588																																						
EXTRA FEATURES										27355 W FOURTH AVE, HILLIARD																																		
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	1242	WD DECK A	0	100	16	8	40.00	SF	10.00	10.00	100	1990	1990	3	20	80																												
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2013	2013	3	55	440																												