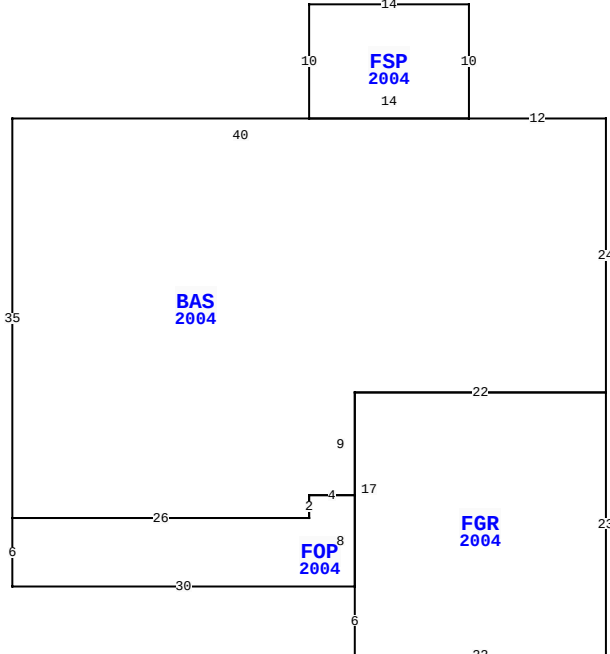


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1											
Exterior Wall	05	AVERAGE 60	0100	01	1,960	121.9414	121.94	239,002	2004	2004	0	0	0	11.85	88.15	VALUATION SUMMARY											
Exterior Wall	20	FACE BRICK 40	1 SINGLE FAM - 100% - 2005										Heated Area: 1570					HX Base Yr 2005					STANDARD				
Roof Structur	03	GABLE/HIP 100																									
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 90																									
Interior Floo	08	SHT VINYL 10																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 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		06																						
NEIGHBORHOOD/LOC		6001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,570	100	2004	1,570	168,760																						
FGR	506	55	2004	278	29,882																						
FOP	188	30	2004	56	6,020																						
FSP	140	40	2004	56	6,020																						
TOTALS		2,404			1,960	210,680																					
EXTRA FEATURES						27237 W THIRD AVE, 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	0812	CONCRETE C	0	100	0	0	1,438.00	SF	4.00	4.00	100	2004	2004	3	83	4,774											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045											
3	1127	BRICK 8"	0	100	10	3	30.00	SF	5.50	5.50	100	2004	2004	3	95	157											
4	0866	POOL FIBER	0	100	18	8	144.00	SF	72.00	72.00	100	2004	2004	3	21	2,177											
5	0845	KOOL DECK	0	100	0	0	272.00	SF	7.25	7.25	100	2004	2004	3	83	1,637											
6	0471	VINYL FNC	0	100	0	0	195.00	LF	32.00	32.00	100	2004	2004	3	61	3,806											
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	61	549											
LAND DESCRIPTION						TOTAL OB/XF										16,145											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	RES	100	0005	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000										