



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	AP	NORM	% COND	PAGE 1 of 1 3													
Exterior Wall	30	VINYL 100	0100	01	1,429	87.1416	87.14	124,523	1915	1915	0	0	30	34.50	35.50	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 1384																
Roof Cover	01	MINIMUM 100	HX Base Yr																										
Interior Wall	04	PLYWOOD 60																											
Interior Wall	02	WALL BD/WD 40																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	01	NONE 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms	3	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality	02	Quality Level 02																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	6001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	952	100	1993	952	29,450																								
FUS	432	100	1993	432	13,364																								
UOP	224	20	1993	45	1,392																								
TOTALS	1,608			1,429	44,206																								
EXTRA FEATURES					27503 W FIRST 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	0	0	0	336.00	SF	10.00	10.00	100	1995	1995	3	20	672													
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1915	1915	3	20	400													
3	0810	CONCRETE A	0	0	0	0	28.00	SF	6.50	6.50	100	1994	1994	3	66	120													