



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	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	0100	01	1,085	113.9500	113.95	123,636	1935	1980	0	0	0	18.25	81.75	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 864					HX Base Yr 2024					Tax Group: 3					Tax Dist:				
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					101,072														
Interior Wall	04	PLYWOOD 70											TOTAL MARKET OB/XF VALUE					6,607														
Interior Wall	05	DRYWALL 30											TOTAL LAND VALUE - MARKET					43,750														
Interior Floor	14	CARPET 70											TOTAL MARKET VALUE					151,429														
Interior Floor	09	PINE WOOD 30											SOH/AGL Deduction					6,753														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					144,676														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,722														
Bedrooms	3	100											BASE TAXABLE VALUE					93,954														
Bathrooms	1	100											TOTAL JUST VALUE					151,429														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					140,599																								
BUD8 Adjustme	03	DIST HI 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
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	864	100	1993	864	80,485																											
FEP	24	80	1993	19	1,770																											
FEP	252	80	1993	202	18,817																											
TOTALS	1,140			1,085	101,072																											
EXTRA FEATURES						27251 W FIRST 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	2,276.00	SF	4.00	4.00	100	1996	1996	3	70	6,373																
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	19.50	19.50	100	1998	1998	3	20	234																