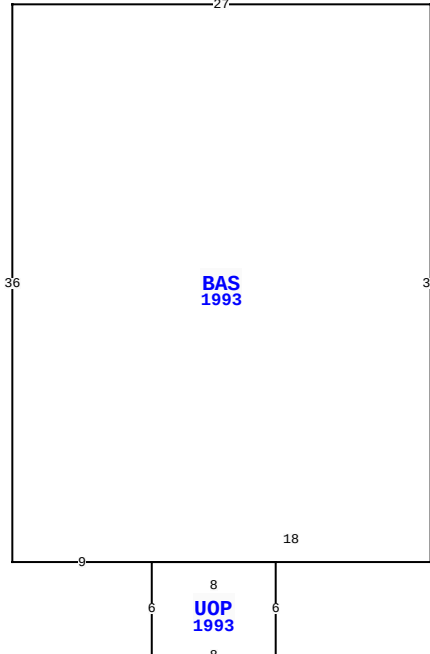


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall		04	SINGLE SID 100		0100	01	982	89.6400	89.64	88,026	1963	1963	0	0	0	38.00	62.00	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 972										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 3									
Interior Wall		05	DRYWALL 100																						Tax Dist:									
Interior Floo		14	CARPET 80																						BUILDING MARKET VALUE									
Interior Floo		08	SHT VINYL 20																						TOTAL MARKET OB/XF VALUE									
Air Condition		01	NONE 100																						TOTAL LAND VALUE - MARKET									
Heating Type		02	CONVECTION 100																						TOTAL MARKET VALUE									
Bedrooms			2 100																						SOH/AGL Deduction									
Bathrooms			1 100																						ASSESSED VALUE									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																						BASE TAXABLE VALUE									
Units			0 100																						TOTAL JUST VALUE									
BUD8 Adjustme		03	DIST HI 100																						NCON VALUE									
Occupancy		00	NONE 100																						INCOME VALUE									
Quality		03	Quality Level 03																						PREVIOUS YEAR MKT VALUE									
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	972	100	1993	972	54,021																													
UOP	48	20	1993	10	556																													
TOTALS		1,020			982	54,576																												
EXTRA FEATURES										2717 VIRGINIA ST, 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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	1963	1963	3	20	643																		