



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 4														
Exterior Wall	05	AVERAGE 100	0100	01	2,125	104.3700	104.37	221,786	1992	1994	0	0	0	14.75	85.25	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1996													Heated Area: 1559													
Roof Cover	12	MODULAR MT 100														HX Base Yr 1996													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	09	PINE WOOD 30																											
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			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA												05														
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,196	100	1993	1,196	106,415																								
BAS	363	100	2003	363	32,298																								
FGR	829	55	2003	456	40,573																								
FOP	368	30	1993	110	9,788																								
TOTALS	2,756			2,125	189,073																								
EXTRA FEATURES						475983 MIDDLE RD, 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	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	1995	1995	3	20	3,024													
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	20	600													
3	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1995	1995	3	68	707													
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192													
5	0681	POLE SHED	0	100	20	21	420.00	SF	15.00	15.00	100	1999	1999	3	26	1,638													
6	0803	ASPHALT C	0	100	0	0	1,995.00	SF	2.00	2.00	100	2005	2005	3	54	2,155													
TOTAL OB/XF 8,316																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 07/26/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS																													