

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	12	CEDAR 50		0820	02	1,152	94.5000	75.60	87,091	1973	1973	0	0	0	70.00	30.00	VALUATION BY																
Exterior Wall	25	MOD METAL 50		1 M/H 93- - 0% - 0										Heated Area: 1152										HX Base Yr									
Roof Structur	03	GABLE/HIP 100		24 48 48 24 BAS 2010																				VALUATION SUMMARY									
Roof Cover	03	COMP SHNGL 100																						Tax Group: 4									
Interior Wall	04	PLYWOOD 50																						Tax Dist:									
Interior Wall	05	DRYWALL 50																						BUILDING MARKET VALUE									
Interior Floo	08	SHT VINYL 50																						TOTAL MARKET OB/XF VALUE									
Interior Floo	13	LVT/LAMNT 50																						TOTAL LAND VALUE - MARKET									
Air Condition	02	WINDOW 100																						TOTAL MARKET VALUE									
Heating Type	01	NONE 100																						SOH/AGL Deduction									
Bedrooms		3 100																						ASSESSED VALUE									
Bathrooms		2 100																						TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories	1.	1. 100																						TOTAL JUST VALUE									
Units		0 100																						NCON VALUE									
Quality		03												Quality Level 03												INCOME VALUE							
DOR CODE		5000		IMPROVED AG												PREVIOUS YEAR MKT VALUE																	
MAP NUM				MKT AREA												409,488																	
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,152	100	2010	1,152	26,127																												
TOTALS						1,152				1,152	26,127																						
EXTRA FEATURES						BULFORD RD, HILLIARD						BLD DATE						LGL DATE		05/09/2025		MLU											
												XF DATE						LAND DATE		01/28/2025		KBA											
												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	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2001	2001	3	28	840																	
2	0681	POLE SHED	0	0	32	8	256.00	SF	15.00	15.00	100	2001	2001	3	28	1,075																	
3	0810	CONCRETE A	0	0	8	30	240.00	SF	6.50	6.50	100	1980	1980	3	30	468																	
4	0810	CONCRETE A	0	0	30	40	1,200.00	SF	6.50	6.50	100	1980	1980	3	30	2,340																	
5	0753	UEP	0	0	26	14	364.00	SF	22.00	22.00	100	2012	2012	3	64	5,125																	
6	0752	USP	0	0	14	14	196.00	SF	15.00	15.00	100	2013	2013	3	68	1,999																	
LAND DESCRIPTION										TOTAL OB/XF										11,847													
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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.45	AC		1.00	1.00	1.00	390.00	390.00	4,076																
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	525.00	525.00	2,693																
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	190.00	190.00	460																
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	261,000																
REVIEW DATE 02/14/2024 BY KBA Total Acres: 20.00 Total Land Value: 77,229 Market: 261,000 Agricultural: 7,229 Common: 70,000 PRINTED 07/30/2025 BY SYS																																	

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