

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	VALUATION BY		STANDARD															
Exterior Wall		20	FACE BRICK 100		0900	01	3,889	97.1280	128.21	498,609	2016	2016		0	0	6.00	94.00	Tax Group: 4		Tax Dist:														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2017										Heated Area: 3135										HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		12	HARDWOOD 80																															
Interior Floo		11	CLAY TILE 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			3 100																															
Frame		02	WOOD FRAME 100																															
Stories		0	0 100																															
Units		0	0 100																															
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												09																			
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,810	100	2016	2,810	338,654																													
FGR	725	55	2016	399	48,087																													
FOP	72	30	2016	22	2,652																													
FOP	410	30	2016	123	14,824																													
FOP	700	30	2016	210	25,309																													
FUS	325	100	2016	325	39,168																													
TOTALS		5,042			3,889	468,692																												
EXTRA FEATURES										36845 MIZELL TRACT 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	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.00	4.00	100	2016	2016	3	95	5,594																		
LAND DESCRIPTION										TOTAL OB/XF										5,594														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	5.46	AC		1.00	1.00	1.00	19,500.00	19,500.00	106,470																	
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