

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											
Exterior Wall		25	MOD METAL 100		0820	02	1,224	92.0000	73.60	90,086	1983	1983	0	0	0	70.00	30.00	VALUATION SUMMARY											
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 0										Heated Area: 1224					HX Base Yr					STANDARD				
Roof Cover		01	MINIMUM 100		24 51 24 51 BAS 1993															BUILDING MARKET VALUE					27,026				
Interior Wall		04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE					480				
Interior Floor		14	CARPET 100																	TOTAL LAND VALUE - MARKET					81,450				
Air Condition		01	NONE 100																	TOTAL MARKET VALUE					108,956				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					75,302				
Bedrooms			3 100																	ASSESSED VALUE					33,654				
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					DX HX HB 30,000				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					3,654				
Stories		1.	1. 100																	TOTAL JUST VALUE					108,956				
Units			0 100																	NCON VALUE					0				
BUD8 Adjustme		06	DIST 1D 100																	INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE					78,500				
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
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	1,224	100	1993	1,224	27,026																								
TOTALS		1,224			1,224	27,026																							
EXTRA FEATURES					3036 RIVER 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	BLD DATE				LGL DATE		05/21/2025		MLU			
1	0752	USP	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	20	480		XF DATE				LAND DATE							
																		INC DATE				AG DATE							