



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	30	VINYL 100	0800	02	1,560	122.8000	104.38	162,833	2000	2015	0	0	0	25.00	75.00	VALUATION BY																		
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022										Heated Area: 1560					HX Base Yr 2022					STANDARD											
Roof Cover	12	MODULAR MT 100	266026 BAS2001										Tax Group: 4					Tax Dist:					140,432											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										9,313											
Interior Floo	14	CARPET 70											TOTAL MARKET OB/XF VALUE										69,750											
Interior Floo	08	SHT VINYL 30											TOTAL LAND VALUE - MARKET										219,495											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										46,672											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										172,823											
Bedrooms		4 100											ASSESSED VALUE										50,722											
Bathrooms		2 100											TOTAL EXEMPTION VALUE					HX HB					122,101											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										219,495											
Stories	0	0 100											TOTAL JUST VALUE										0											
Units		0 100											NCON VALUE										INCOME VALUE											
													PREVIOUS YEAR MKT VALUE										188,443											

SELF S ALEXSANDER S
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HILLIARD, FL 32046

2025

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