



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	12	CEDAR 100	0100	01	1,489	114.4440	114.44	170,401	1990	1990	0	0	0	17.00	83.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1224													
Roof Cover	03	COMP SHNGL 100															HX Base Yr													
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	13	LVT/LAMNT 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		1.5 100																												
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	1,224	100	1993	1,224	116,262																									
FOP	288	30	1993	86	8,169																									
FSP	384	40	2013	154	14,628																									
STR	30	10	2009	3	285																									
UST	48	45	2009	22	2,090																									
TOTALS			1,974		1,489	141,433																								
EXTRA FEATURES						376732 KINGS FERRY 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257														
2	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728														
3	0681	POLE SHED	0	0	15	9	135.00	SF	15.00	15.00	100	1994	1994	3	20	405														
4	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	1994	1994	3	66	283														
LAND DESCRIPTION																		TOTAL OB/XF 2,673												
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	000100	C	RES		0	0006	OR	0.00	0.00	2.03	AC	1.00	1.00	1.00	35,000.00	35,000.00	71,050													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.03 Total Land Value: 71,050 Market: 0 Agricultural: 0 Common: 71,050 PRINTED 07/30/2025 BY SYS																														