



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	16	WD FR STUC 100	0100	01	1,920	112.6020	112.60	216,192	1977	1977	0	0	0	23.50	76.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1975										Heated Area: 1522					HX Base Yr 1975											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 60																											
Interior Wall	04	PLYWOOD 40																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,522	100	1993	1,522	131,103																								
FOP	28	30	2001	8	689																								
PTO	255	5	1994	13	1,120																								
UCP	312	20	2022	62	5,340																								
UDG	572	55	1993	315	27,134																								
TOTALS	2,689			1,920	165,387																								
EXTRA FEATURES					48530 CRAWFORD LN, 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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000													
2	0351	CARPORT MT	0	100	18	20	360.00	SF	4.00	4.00	100	1997	1997	3	20	288													
3	0351	CARPORT MT	0	100	18	20	360.00	SF	4.00	4.00	100	1997	1997	3	20	288													