



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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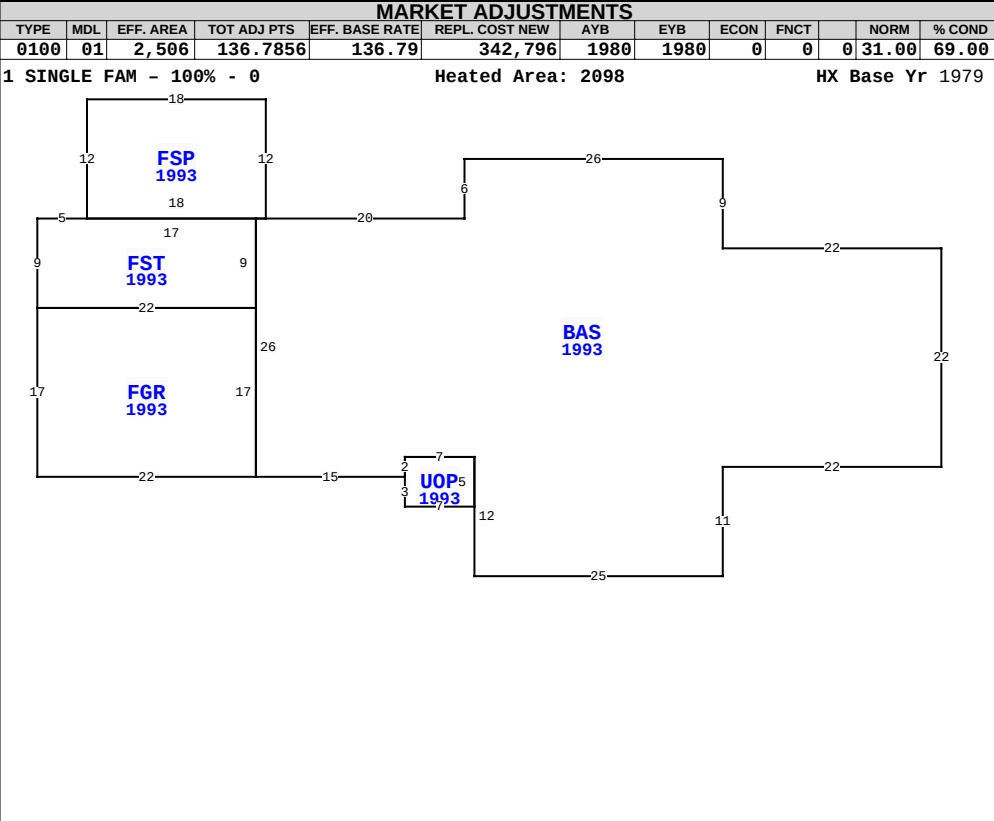
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	1993	2,098	198,020
FGR	374	55	1993	206	19,444
FSP	216	40	1993	86	8,117
FST	198	55	1993	109	10,288
UOP	35	20	1993	7	661

TOTALS	2,921			2,506	236,529
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50
3	0681	POLE SHED	0	100	20	32	640.00	SF	15.00
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	5.01



3697 TIMBER TRL, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	1980	1980	3	30	878	
3	0681	POLE SHED	0	100	20	32	640.00	SF	15.00	15.00	100	1992	1992	3	20	1,920	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1988	1988	3	20	257	

TOTAL OB/XF													4,595	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
6	OR	0.00	0.00	5.01	AC		1.00	1.00	1.00	19,500.00	19,500.00			

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		236,529		
TOTAL MARKET OB/XF VALUE		4,595		
TOTAL LAND VALUE - MARKET		97,695		
TOTAL MARKET VALUE		338,819		
SOH/AGL Deduction		168,665		
ASSESSED VALUE		170,154		
TOTAL EXEMPTION VALUE		HX HB WX 55,722		
BASE TAXABLE VALUE		114,432		
TOTAL JUST VALUE		338,819		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		326,276		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004733	NEW ROOF	18,400	04/12/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0219/0673	1/01/1976	WD	Q	V		6,500			

GRANTOR:									
GRANTEE:									

BUILDING DIMENSIONS									
BAS=[YR=1993] W22 N9 W26 S6 W20 FSP=[YR=1993] N12 W18 S12 FST=[YR=1993] W5 S9 FGR=[YR=1993] S17 E22 N17 W22\$ E22 N9 W17\$ E18\$ W1 S26 E15 UOP=[YR=1993] S3 E7 N5 W7 S2\$ N2E7 S12 E25 N11 E22 N22\$.									