



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 2																												
Exterior Wall	02	WALL BOARD 100	0100	01	1,092	73.7760	73.78	80,568	1950	1965	0	0	0	49.50	50.50	VALUATION SUMMARY																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019														Heated Area: 1032														HX Base Yr 2019													
Roof Cover	01	MINIMUM 100	24 43 43 22 20 10 20 10 20 BAS 1993 USP 1993																																									
Interior Wall	02	WALL BD/WD 70																																										
Interior Wall	05	DRYWALL 30																																										
Interior Floo	09	PINE WOOD 100																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		2 100																																										
Bathrooms		1 100																																										
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														05													
NEIGHBORHOOD/LOC			5001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,032	100	1993	1,032	38,451																																							
USP	200	30	1993	60	2,236																																							
TOTALS			1,232			1,092	40,687																																					
EXTRA FEATURES			573966 LESSIE 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	0 100	24	12	288.00	SF	21.30	21.30	100	2003	2003	3	20	1,227																													
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864																													
LAND DESCRIPTION			TOTAL OB/XF 2,091																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,000																											
REVIEW DATE 04/02/2024 BY TWA Total Acres: 3.40 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS																																												

[illegible]