

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	17	CB STUCCO 100		0100	01	1,922	108.3880	108.39	208,326	1977	1977	0	0	0	23.50	76.50	VALUATION BY																	
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1997										Heated Area: 1614					HX Base Yr 1997					STANDARD										
Roof Cover	03	COMP SHNGL 100																						Tax Group: 6										
Interior Wall	05	DRYWALL 90																						Tax Dist:										
Interior Wall	04	PLYWOOD 10																						BUILDING MARKET VALUE										
Interior Floor	14	CARPET 80																						TOTAL MARKET OB/XF VALUE										
Interior Floor	11	CLAY TILE 20																						TOTAL LAND VALUE - MARKET										
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE										
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction										
Bedrooms	3 100																							ASSESSED VALUE										
Bathrooms	2 100																							TOTAL EXEMPTION VALUE										
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE										
Stories	1. 100																							TOTAL JUST VALUE										
Units	0 100																							NCON VALUE										
BUD8 Adjustme	06	DIST 1D 100																						INCOME VALUE										
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE										
Quality	03	Quality Level 03																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC			9003.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,614	100	1993	1,614	133,830																													
FGR	528	55	1993	290	24,046																													
FOP	60	30	1993	18	1,493																													
TOTALS	2,202			1,922	159,369																													
EXTRA FEATURES				5115 RIVER 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	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1980	1980	3	30	419																		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330																		
3	0861	POOL GUNIT	0	100	38	16	608.00	SF	85.00	85.00	100	1985	1985	3	20	10,336																		
4	0812	CONCRETE C	0	100	0	0	2,141.00	SF	4.00	4.00	100	1986	1986	3	47	4,025																		
5	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1985	1985	3	44	957																		
6	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1998	1998	3	25	1,500																		
TOTAL OB/XF																		18,567																
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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000																	