

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,091	100	2017
DCK	90	10	2017
FOP	488	30	2017
FST	44	55	2017
TOTALS	2,713		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,270	121.5249	160.41	364,131	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2022											
Heated Area: 2091											
HX Base Yr 2022											
20270 GRANNY LN, HILLIARD											
BLD DATE			LGL DATE			05/09/2025			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		376,886	
TOTAL MARKET OB/XF VALUE		14,772	
TOTAL LAND VALUE - MARKET		247,070	
TOTAL MARKET VALUE		638,728	
SOH/AGL Deduction		153,361	
ASSESSED VALUE		485,367	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		434,645	
TOTAL JUST VALUE		638,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		612,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005462	CO ISSUED	0	06/20/2017
B1633476	NEW CONSTR	248,813	11/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0856	7/02/2021	WD Q	Q	I	02	499,900
GRANTOR: SCHWARTZ CHRISTOPHER						
GRANTEE: TURCOTTE DAVID D &						
2329/0192	12/19/2019	QC U	I	I	11	100
GRANTOR: SCHWARTZ BRANDY						
GRANTEE: SCHWARTZ CHRISTOPHE						

EXTRA FEATURES																			
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	0200	BARN WD 0-	0	100	28	16			448.00	SF	20.10	20.10	100	1980	1980	3	20	1,792	
2	0940	SHEDS/PORT	0	100	12	8			96.00	SF	20.10	20.10	100	1991	1991	3	20	386	
3	0681	POLE SHED	0	100	18	11			198.00	SF	15.00	15.00	100	1990	1990	3	20	594	
4	0937	WELL	0	100	0	0			1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0			1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W8 N6 W13 DCK=[YR=2017] W15 S6 E15 N6 S6 W40 S14 FST=[YR=2017] W4 S11 E4 N11 S19 FOP=[YR=2017] S8 E61 N8 W61 S E61 N33 S.			

LAND DESCRIPTION																								
TOTAL OB/XF 14,772																								
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	0005	OR	0.00	0.00	15.94	AC		1.00	1.00	1.00	15,500.00	15,500.00	247,070							



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	03	MASONRY 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2021	624	7,041
TOTALS	624			624	7,041

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3												Heated Area: 624 HX Base Yr 2022	

NASSAU COUNTY PROPERTY			PAGE 3 of 3	6
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TOTAL MARKET VALUE			638,728	
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ASSESSED VALUE			485,367	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			434,645	
TOTAL JUST VALUE			638,728	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			612,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: SCHWARTZ CHRISTOPHER						
GRANTEE: TURCOTTE DAVID D &						
2329/0192	12/19/2019	QC	U	I	11	100
GRANTOR: SCHWARTZ BRANDY						
GRANTEE: SCHWARTZ CHRISTOPHE						

EXTRA FEATURES																	
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	
20270 GRANNY LN, HILLIARD																	
										BLD DATE			LGL DATE				
										XF DATE			LAND DATE	05/09/2025	MLU		
										INC DATE			AG DATE				
																TOTALS	0

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W26 S24 E26 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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