



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 1 6											
Exterior Wall	20	FACE BRICK 100	0100	01	2,703	120.3360	120.34	325,279	1973	1983	0	0	0	28.55	71.45	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2104										
Roof Cover	12	MODULAR MT 100														HX Base Yr 1974										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 80																								
Interior Floo	12	HARDWOOD 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories		1. 100																								
Units		0 100																								
BUD8 Adjustme	06	DIST 1D 100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
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	2,104	100	1993	2,104	180,908																					
FEP	324	80	1993	259	22,270																					
FGR	600	55	1993	330	28,374																					
FOP	35	30	1993	10	860																					
TOTALS			3,063		2,703	232,412																				
EXTRA FEATURES																3284 BARBARA 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106										
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	23.45	23.45	100	1971	1971	3	20	2,701										
3	0845	KOOL DECK	0	100	0	0	484.00	SF	5.15	5.15	100	1989	1989	3	54.5	1,358										
4	0866	POOL FIBER	0	100	29	11	319.00	SF	72.00	72.00	100	1989	1989	3	20	4,594										
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1990	1990	3	20	818										
6	2701	QUONSET GD	0	100	48	28	1,344.00	SF	15.00	15.00	100	2003	2003	3	50	10,080										
7	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	2003	2003	3	82	3,198										
TOTAL OB/XF 23,855																										
LAND DESCRIPTION																										
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									
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500									
2	000100	C	RES	100		OR	0.00	0.00	6.38	AC		1.00	1.00	1.00	19,500.00	19,500.00	124,410									
REVIEW DATE 03/31/2020 BY TWA																										
Total Acres: 7.38 Total Land Value: 143,910 Market: 0 Agricultural: 0 Common: 143,910 PRINTED 07/30/2025 BY SYS																										

Diagram showing building layout with dimensions and area calculations.

Heated Area: 2104

Diagram labels: BAS 1993, FEP 1993, FGR 1993, FOP 1993.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1865/1530	6/20/2013	WD U	I	11		100

GRANTOR: BENNETT LEONARD JAMES

GRANTEE: BENNETT LEONARD J &

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W2 FEP=[YR=1993] N12 W27

S12E27\$ W54 S50 E29 N23 FOP=[YR=1993] E7 N5W7 S5 \$ N5 E7 S3

E20 N25\$ S25 E24 N25\$.