



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	05	AVERAGE 100	0900	01	2,416	102.3169	135.06	326,305	1974	1979	0	0	0	18.50	81.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1980 HX Base Yr													
Roof Cover	12	MODULAR MT 100															VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 6 Tax Dist:												
Interior Floo	14	CARPET 70															BUILDING MARKET VALUE 265,939												
Interior Floo	11	CLAY TILE 30															TOTAL MARKET OB/XF VALUE 8,292												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 135,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 409,231												
Bedrooms	3	100															SOH/AGL Deduction 247,745												
Bathrooms	2	100															ASSESSED VALUE 161,486												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Stories	1.	1. 100															BASE TAXABLE VALUE 110,764												
Units	0	100	TOTAL JUST VALUE 409,231																										
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE 0																										
Occupancy	00	NONE 100	INCOME VALUE																										
Quality			02	Quality Level 02																									
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	1,980	100	1993	1,980	217,946																								
FEP	308	80	2011	246	27,078																								
FOP	52	30	1993	16	1,761																								
FOP	208	30	2011	62	6,825																								
FSP	280	40	2011	112	12,329																								
TOTALS	2,828			2,416	265,939																								
EXTRA FEATURES						3151 JANE 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	0200	BARN WD 0-	0	100	35 25			875.00	SF	20.00	20.00	100	1980	1980	3	20	3,500												
2	0500	FP-PRE FAB	0	100	0 0			1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540												
3	0350	CARPORT WD	0	100	25 16			400.00	SF	9.36	9.36	100	1986	1986	3	20	749												
4	0350	CARPORT WD	0	100	31 14			434.00	SF	13.00	13.00	100	1986	1986	3	20	1,128												
5	0350	CARPORT WD	0	100	36 12			432.00	SF	13.00	13.00	100	1986	1986	3	20	1,123												
7	0754	FOP	0	100	12 7			84.00	SF	15.00	15.00	100	2000	2000	3	20	252												
TOTAL OB/XF 8,292																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0005	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,000												
REVIEW DATE 06/01/2021 BY TWJH Total Acres: 4.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS																													