



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,329	100	1993	1,329	130,337
FOP	20	30	1993	6	589
FOP	114	30	1993	34	3,334
TOTALS	1,463			1,369	134,260

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	210.00	210.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,369	119.6000	119.60	163,732	1988	1988	0	0	0	18.00	82.00	
1 SINGLE FAM - 100% - 1999 Heated Area: 1329 HX Base Yr 1999													
19653 CAPITAL DR, HILLIARD													
BLD DATE: 05/21/2025 MLU													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2005	2005

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2005	2005

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					154,927				
TOTAL MARKET OB/XF VALUE					4,354				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					204,281				
SOH/AGL Deduction					94,377				
ASSESSED VALUE					109,904				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					59,182				
TOTAL JUST VALUE					204,281				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					182,561				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010539	GARAGE	49,712	10/18/2018
18001566	GARAGE	47,756	03/01/2018
4968	NEW CONSTR	1,700	01/05/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0850/1025	9/29/1998	WD	Q	I		81,000			
GRANTOR: MASON STEVE									
GRANTEE: NELSON RAY E & GARV									
0792/1968	5/09/1997	WD	Q	I		78,500			
GRANTOR: CAUSEY JOHN B & CORI									
GRANTEE: MASON STEVE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 N4 W10 FOP=[YR=1993] W5 S4 E5 N4\$ S4 W12 S28 E12 S3 FOP=[YR=1993] S6 E19N6 W19\$ E19 N3 E13 N28\$.									

[illegible]