



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	6										
Exterior Wall	19	COMMON BRK 100	0100	01	1,591	127.5000	127.50	202,852	1979	1979	0	0	0	32.50	67.50	VALUATION BY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009													Heated Area: 1416										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009										
Interior Wall	05	DRYWALL 100														VALUATION BY										
Interior Floop	14	CARPET 100														STANDARD										
Air Condition	03	CENTRAL 100														Tax Group: 6										
Heating Type	04	AIR DUCTED 100														Tax Dist:										
Bedrooms	3	100														BUILDING MARKET VALUE										
Bathrooms	2	100														TOTAL MARKET OB/XF VALUE										
Frame	02	WOOD FRAME 100														TOTAL LAND VALUE - MARKET										
Stories	1.	1. 100														TOTAL MARKET VALUE										
Units	0	100														SOH/AGL Deduction										
BUD8 Adjustme	06	DIST 1D 100														ASSESSED VALUE										
Occupancy	00	NONE 100														TOTAL EXEMPTION VALUE										
Quality																03	Quality Level 03									
DOR CODE			0100	SINGLE FAMILY												BASE TAXABLE VALUE										
MAP NUM				MKT AREA												39,721										
NEIGHBORHOOD/LOC			9001.00													TOTAL JUST VALUE										
AREA TYPE																NCON VALUE										
TOTAL GROSS AREA																INCOME VALUE										
PCT OF BASE																PREVIOUS YEAR MKT VALUE										
YEAR																										
TOT ADJ AREA																										
SUBAREA MARKET VALUE																										
BAS	1,416	100	1993		1,416																					
FGR	280	55	1993		154																					
FOP	28	30	1993		8																					
PTO	260	5	1993		13																					
TOTALS			1,984				1,591																			
EXTRA FEATURES			19288 SCENIC RIVER DR, HILLIARD													BLD DATE										
																XF DATE										
																LGL DATE										
																LAND DATE										
																AG DATE										
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	05/21/2025 MLU									
1	0940	SHEDS/PORT	0	100	12	8			30.00	100	1980	1980	3	20	576											