

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
Exterior Wall										25 MOD METAL 100										TYPE									
Roof Structur										01 FLAT 100										MDL									
Roof Cover										01 MINIMUM 100										EFF. AREA									
Interior Wall										04 PLYWOOD 100										TOT ADJ PTS									
Interior Floo										14 CARPET 70										EFF. BASE RATE									
Interior Floo										08 SHT VINYL 30										REPL. COST NEW									
Air Condition										01 NONE 100										AYB									
Heating Type										04 AIR DUCTED 100										EYB									
Bedrooms										2 100										ECON									
Bathrooms										2 100										FNCT									
Frame										02 WOOD FRAME 100										NORM									
Stories										1. 1. 100										% COND									
Units										0 100																			
BUD8 Adjustme										04 DIST 01 100																			
Quality										03 Quality Level 03																			
DOR CODE										0200 MOBILE HOME																			
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										9001.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,176										100									
FEP										128										85									
UOP										544										25									
TOTALS										1,848										1,421									
EXTRA FEATURES										30940 KNIGHT RD, HILLIARD										29,943									
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 0681										POLE SHED										0 100									
2 0937										WELL										0 100									
3 0936										SEPTC TANK										0 100									
4 1242										WD DECK A										0 100									
5 0510										GARAGE WD-										0 100									
6 0936										SEPTC TANK										0 100									
LAND DESCRIPTION										TOTAL OB/XF										26,043									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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									
REVIEW DATE										04/27/2020										BY									
TWA										Total Acres: 4.04										Total Land Value: 121,200									
Market: 0										Agricultural: 0										Common: 121,200									
PRINTED 07/30/2025 BY SYS																													