



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1997	1,680	186,871
BAS	720	100	2012	720	80,087
FOP	448	30	1997	134	14,905
FSP	400	40	2003	160	17,797
UOP	448	20	2003	90	10,011

TOTALS	3,696			2,784	309,671
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0968	STAIRS	0	100	0	0	1.00	SF	2,000.00
3	0812	CONCRETE C	0	100	0	0	2,739.00	SF	4.00
4	0350	CARPORT WD	0	100	0	0	768.00	SF	13.00
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00
6	0300	BOAT DCK W	0	100	0	0	110.00	SF	40.00

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	0005	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,784	94.5216	124.77	347,360	1997	2002	0	0	10.85	89.15
1 SNGL FAM - 100% - 2004 Heated Area: 2400 HX Base Yr 2004											
FSP 2003 BAS 1997 FOP 1997 BAS 2012 UOP 2003											

392306 PROSPECT LANDING RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0968	STAIRS	0	100	0	0	1.00	SF	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
3	0812	CONCRETE C	0	100	0	0	2,739.00	SF	4.00	4.00	100	2000	2000	3	77	8,436	
4	0350	CARPORT WD	0	100	0	0	768.00	SF	13.00	13.00	100	1998	1998	3	20	1,997	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	
6	0300	BOAT DCK W	0	100	0	0	110.00	SF	40.00	40.00	100	2005	2005	3	36	1,584	

TOTAL OB/XF									
16,749									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,671	
TOTAL MARKET OB/XF VALUE		16,749	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		461,420	
SOH/AGL Deduction		241,795	
ASSESSED VALUE		219,625	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		163,903	
TOTAL JUST VALUE		461,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001114	NEW SHINGLES	28,000	02/01/2021
B973944	NEW CONSTR	82,700	05/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1119/1661	3/10/2003	WD	Q	I		250,000	
GRANTOR: LOWE MARGARET A							
GRANTEE: MILLIGAN RONALD & J							
0781/1430	1/09/1997	WD	Q	V		45,000	
GRANTOR: WALKER JOAN C TRUSTEE							
GRANTEE: LOWE PAUL & MARGARE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2003] W40 S10 BAS=[YR=1997] W16 S30 FOP=[YR=1997] S8 E56 N8 W56 \$ E56 N30 W40 \$ E40 N10 \$ PTR= E15 BAS=[YR=2012] E24 S30 UOP=[YR=2003] E32 S8 W56 N8 E24 \$ W24 N30 \$ W15 \$.									