

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	VALUATION SUMMARY																					
Exterior Wall	11	BD/BTN AVG 100	0100	01	2,413	114.6600	114.66	276,675	2001	2001	0	0	0	11.50	88.50	VALUATION BY		STANDARD																			
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1836					HX Base Yr					Tax Group: 4		Tax Dist:												
Roof Cover	12	MODULAR MT 100	18 14 FUS 2001 14 18 6 6 UST 2001 6 6 20 12 DCK 2002 12 20 32 36 BAS 2001 36 44 28 28 FGR 2001 28 28 8 44 FOP 2001 8 44										TOTAL MARKET OB/XF VALUE					244,857					TOTAL LAND VALUE - MARKET		180,885												
Interior Wall	05	DRYWALL 80											TOTAL MARKET VALUE					429,219																			
Interior Wall	06	CUST PANEL 20											SOH/AGL Deduction					61,115																			
Interior Floor	08	SHT VINYL 100											ASSESSED VALUE					368,104																			
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE					0																			
Heating Type	04	AIR DUCTED 100	BASE TAXABLE VALUE					368,104																													
Bedrooms		2 100	TOTAL JUST VALUE					429,219																													
Bathrooms		2 100	NCON VALUE					0																													
Frame	02	WOOD FRAME 100	INCOME VALUE																																		
Stories	1.5	1.5 100	TOTALS					2,413					244,857																								
Units	0	0 100																																			
Occupancy	00	NONE 100																																			
Quality			04	Quality Level 04																																	
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	1,584	100	2001	1,584	160,735																																
DCK	240	10	2002	24	2,436																																
FGR	784	55	2001	431	43,735																																
FOP	352	30	2001	106	10,756																																
FUS	252	100	2001	252	25,571																																
UST	36	45	2001	16	1,624																																
TOTALS			3,248			2,413	244,857	392181 PROSPECT LANDING RD, HILLIARD										BLD DATE					LGL DATE					05/09/2025					MLU				
EXTRA FEATURES													XF DATE					LAND 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680																					
2	0810	CONCRETE A	0	0	25	14	350.00	SF	6.50	6.50	100	2001	2001	3	79	1,797																					