

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	PAGE 1 of 1																	
Exterior Wall	19	COMMON BRK 100	0100	01	2,568	129.1680	129.17	331,709	1972	1982		0	0	0	31.00	69.00	6																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015														Heated Area: 2447																
Roof Cover	03	COMP SHNGL 100															HX Base Yr																
Interior Wall	04	PLYWOOD 90																															
Interior Wall	05	DRYWALL 10																															
Interior Floor	14	CARPET 90																															
Interior Floor	08	SHT VINYL 10																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	3	100																															
Bathrooms	1.5	100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units	0	100																															
BUD8 Adjustme	06	DIST 1D 100																															
Occupancy	00	NONE 100																															
Quality	06	Quality Level 06																															
DOR CODE	5000	IMPROVED AG																															
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	1,775	100	1993	1,775	158,201																												
BAS	672	100	2009	672	59,893																												
FOP	160	30	1993	48	4,278																												
UOP	272	20	2009	54	4,813																												
UST	42	45	1993	19	1,693																												
TOTALS	2,921			2,568	228,879																												
EXTRA FEATURES						19620 CR 121, HILLIARD										BLD DATE		LGL DATE		05/21/2025 MLU													
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	0370	CHICKEN HS	0 100	34	500	17,000.00	SF	0.40	0.40	100	1982	1982	3	20	1,360																		
3	0510	GARAGE WD-	0 100	24	18	432.00	SF	35.00	35.00	100	1983	1983	3	20	3,024																		
4	0681	POLE SHED	0 100	42	40	1,680.00	SF	7.50	7.50	100	1980	1980	3	20	2,520																		
5	0811	CONCRETE B	0 100	0	0	917.00	SF	5.20	5.20	100	1980	1980	3	30	1,431																		
6	0351	CARPORT MT	0 100	30	18	540.00	SF	5.90	5.90	100	2005	2005	3	22	701																		