



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

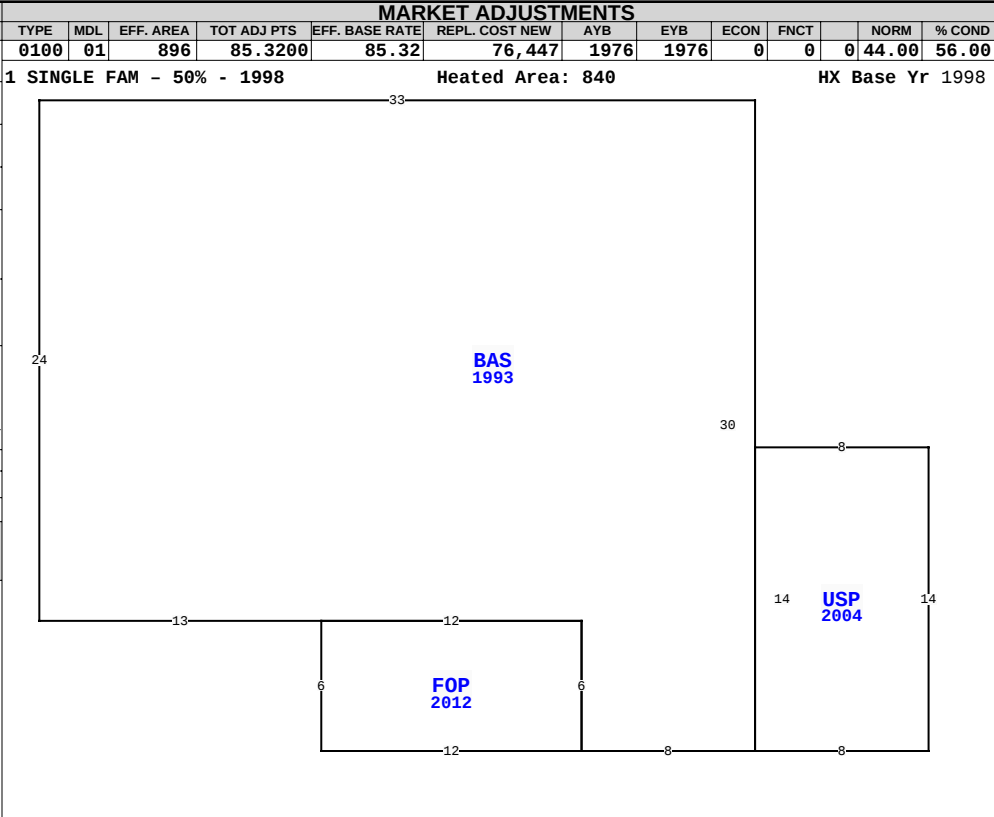
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	40,135
FOP	72	30	2012	22	1,051
USP	112	30	2004	34	1,625

TOTALS	1,024			896	42,810
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EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	50	3	38	114.00	SF	6.50	6.50	100	1985	1985	3

LAND DESCRIPTION														
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
1	000100	C	RES	50	0005	OR	0.00	0.00	0.59	AC		1.00	1.00	1.00



58109 MASON 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	0810	CONCRETE A	0	50	3	38	114.00	SF	6.50	6.50	100	1985	1985	3	44	326	

TOTAL OB/XF														
1	000100	C	RES	50	0005	OR	0.00	0.00	0.59	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									4
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					42,810				
TOTAL MARKET OB/XF VALUE					326				
TOTAL LAND VALUE - MARKET					26,550				
TOTAL MARKET VALUE					69,686				
SOH/AGL Deduction					18,054				
ASSESSED VALUE					51,632				
TOTAL EXEMPTION VALUE					20,478				
BASE TAXABLE VALUE					31,154				
TOTAL JUST VALUE					69,686				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					62,029				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1402/1497	4/10/2006	QC	Q	I	01	100	
GRANTOR: PETERSON CELESTINE &							
GRANTEE: MASON CELESTINE							
0757/1725	4/24/1996	WD	Q	I	01	100	
GRANTOR: MASON LESTER							
GRANTEE: MASON LESTER JR & C							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W33 S24 E13 FOP=[YR=2012] S6 E12 N6 W12\$ E12 S6 E8 USP=[YR=2004] E8 N14 W8 S14\$ N30\$.									