

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		05	AVERAGE 100		0100	01	1,338	111.2800	111.28	148,893	1977	1983	0	0	0	17.50	82.50	VALUATION BY																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1978										Heated Area: 1300					HX Base Yr 1978					STANDARD									
Roof Cover		03	COMP SHNGL 100		265026 BAS 1993 50 168 USP 1993 168																													
Interior Wall		04	PLYWOOD 50																															
Interior Wall		05	DRYWALL 50																															
Interior Floor		08	SHT VINYL 50																															
Interior Floor		14	CARPET 50																															
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		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	1,300	100	1993	1,300	119,348																													
USP	128	30	1993	38	3,489																													
TOTALS		1,428			1,338	122,837																												
EXTRA FEATURES					5880 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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1988	1988	3	20	720																		
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880																		
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2005	2005	3	84	437																		
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2009	2009	3	89	93																		