

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	1,350	115.9600	115.96	156,546	1999	1999	0	0	0	12.25	87.75	VALUATION BY												
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2000										Heated Area: 1208					HX Base Yr 2000					STANDARD					
Roof Cover	12	MODULAR MT 100		38 UOP 1999 38 BAS 1999 10 UST 1999 28 UOP 1999										16 FUS 1999					Tax Group: 4					Tax Dist:					
Interior Wall	06	CUST PANEL 100																	BUILDING MARKET VALUE					137,369					
Interior Floo	09	PINE WOOD 70																	TOTAL MARKET OB/XF VALUE					2,835					
Interior Floo	08	SHT VINYL 30																	TOTAL LAND VALUE - MARKET					63,380					
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					203,584					
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					110,715					
Bedrooms		1 100																	ASSESSED VALUE					92,869					
Bathrooms		1 100																	TOTAL EXEMPTION VALUE					HX HB 50,722					
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE					42,147					
Stories	1.	1. 100																	TOTAL JUST VALUE					203,584					
Units	0	0 100																	NCON VALUE					0					
Occupancy	00	NONE 100																	INCOME VALUE										
Quality		03	Quality Level 03		PREVIOUS YEAR MKT VALUE					206,879																			
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	1,064	100	1999	1,064	108,267																								
FUS	144	100	1999	144	14,652																								
UOP	224	20	1999	45	4,579																								
UOP	304	20	1999	61	6,207																								
UST	80	45	1999	36	3,664																								
TOTALS		1,816		1,350	137,369																								
EXTRA FEATURES					10660 MULBERRY LANDING ANX, HILLIARD										BLD DATE					LGL DATE									
															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	05/07/2025 MLU												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835														