

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall 20 FACE BRICK 100										TYPE 0900 MDL 01 EFF. AREA 3,204 TOT ADJ PTS 94.5576 EFF. BASE RATE 124.82 REPL. COST NEW 399,923 AYB 1970 EYB 1985 ECON 0 FNCT 0 NORM 0 27.45 % COND 72.55										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 0 Heated Area: 2489 HX Base Yr 2001										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 290,144									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 92,541									
Interior Floo 12 HARDWOOD 60																				TOTAL LAND VALUE - MARKET 311,800									
Interior Floo 11 CLAY TILE 40																				TOTAL MARKET VALUE 434,471									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 222,983									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 211,488									
Bedrooms 2 100																				TOTAL EXEMPTION VALUE HX HB WX 55,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 155,766									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 694,485									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 04 DIST 01 100										PREVIOUS YEAR MKT VALUE 658,106																			
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
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 2,489 100 1993 2,489 225,396																													
FGR 754 55 2011 415 37,581																													
FOP 240 30 1993 72 6,520																													
FSP 224 40 1993 90 8,150																													
FST 250 55 1993 138 12,497																													
TOTALS 3,957 3,204 290,144																													
EXTRA FEATURES										28175 HAMMOCK RD, HILLIARD																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE 05/21/2025 MLU 11/21/2024 KBA																			
1 0940 SHEDS/PORT 0 100 0 0 48.00 SF 30.00 30.00 100 1970 1970 3 20 288																													
2 0500 FP-PRE FAB 0 100 0 0 2.00 UT 3,500.00 3,500.00 100 1982 1982 3 49 3,430																													
3 0940 SHEDS/PORT 0 100 16 20 320.00 SF 30.00 30.00 100 1997 1997 3 20 1,920																													
4 0861 POOL GUNIT 0 100 36 18 648.00 SF 85.00 85.00 100 1983 1983 3 20 11,016																													
5 0680 POLE SHED 0 100 10 20 200.00 SF 10.00 10.00 100 1997 1997 3 24 480																													
6 0680 POLE SHED 0 100 10 20 200.00 SF 10.00 10.00 100 1997 1997 3 24 480																													
7 0810 CONCRETE A 0 100 0 0 12,865.00 SF 6.50 6.50 100 1997 1997 3 72 60,208																													
8 0845 KOOL DECK 0 100 0 0 861.00 SF 7.25 7.25 100 1997 1997 3 72 4,494																													
9 0855 CONC PAVER 0 100 0 0 126.00 SF 7.00 7.00 100 1997 1997 3 72 635																													
10 1127 BRICK 8" 0 100 0 0 24.00 SF 11.00 11.00 100 1997 1997 3 91 240																													
LAND DESCRIPTION										TOTAL OB/XF 83,191																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 005000 C AGRICULTURAL 100 0005 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 45,000.00 45,000.00 45,000																													
2 005600 A TIMBER 3 N S 0 OR 0.00 0.00 17.40 AC 1.00 1.00 1.00 390.00 390.00 6,786																													
3 009910 M MARKET VALUE 0 OR 0.00 0.00 18.40 AC 1.00 1.00 1.00 14,500.00 14,500.00 266,800																													
REVIEW DATE 08/10/2021 BY TW										Total Acres: 18.40 Total Land Value: 51,786 Market: 266,800 Agricultural: 6,786 Common: 45,000 PRINTED 07/30/2025 BY SYS																			

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