



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		6500	01	1,560	51.0000	19.89	31,028	2016	2016	0	0	0	10.00	90.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 GARAGE RES 0% - 0										Heated Area: 1200				HX Base Yr				Tax Group: 6		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		Diagram showing building footprint with dimensions and area labels: - Overall dimensions: 40' x 30' - UOP 2019 area: 15' x 15' (top), 15' x 15' (middle), 15' x 15' (bottom) - BAS 2019 area: 15' x 15' (middle) - UCP 2026 area: 15' x 15' (bottom) - Total area: 40' x 30' = 1200 sq ft										BUILDING MARKET VALUE		27,925															
Interior Wall			N/A 100												TOTAL MARKET OB/XF VALUE		9,575															
Interior Floop		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET		54,400															
Air Condition		99	N/A 100												TOTAL MARKET VALUE		91,900															
Heating Type			N/A 100												SOH/AGL Deduction		0															
Bedrooms			0 100												ASSESSED VALUE		91,900															
Bathrooms			0 100												TOTAL EXEMPTION VALUE		0															
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE		91,900															
Stories		0	0 100												TOTAL JUST VALUE		91,900															
Units			0 100												NCON VALUE		0															
Occupancy		00	NONE 100												INCOME VALUE																	
					PREVIOUS YEAR MKT VALUE		98,005																									
Quality		03	Quality Level 03																													
DOR CODE		0700	MISC RESIDENTIAL																													
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	1,200	100	2019	1,200	21,481																											
UCP	600	20	2026	120	2,148																											
UOP	600	20	2019	120	2,148																											
UOP	600	20	2019	120	2,148																											
TOTALS		3,000			1,560	27,925																										
EXTRA FEATURES					2753 SR 2, HILLIARD										BLD DATE				LGL DATE		05/12/2026		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															
2	0351	CARPORT MT	0	0	40	24	960.00	SF	6.90	6.90	100	2015	2015	3	60	3,974																
3	0351	CARPORT MT	0	0	45	22	990.00	SF	6.90	6.90	100	2020	2020	3	82	5,601																