

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1						
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		0820	02	1,566	113.6000		96.56	151,213	1972	1972	0	0	0	70.00	30.00	VALUATION BY																	
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 100% - 2026										Heated Area: 1566										HX Base Yr 2026										STANDARD	
Roof Cover		01	MINIMUM 100		27 58 27 58 BAS 2001																				BUILDING MARKET VALUE										45,364	
Interior Wall		04	PLYWOOD 50																						TOTAL MARKET OB/XF VALUE										3,203	
Interior Wall		05	DRYWALL 50																						TOTAL LAND VALUE - MARKET										108,990	
Interior Floo		14	CARPET 90																						TOTAL MARKET VALUE										157,557	
Interior Floo		08	SHT VINYL 10																						SOH/AGL Deduction										0	
Air Condition		03	CENTRAL 100																						ASSESSED VALUE										157,557	
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE										HX HB 51,411	
Bedrooms			3 100																						BASE TAXABLE VALUE										106,146	
Bathrooms			1 100																						TOTAL JUST VALUE										157,557	
Frame		02	WOOD FRAME 100																						NCON VALUE										0	
Stories		1.	1. 100												INCOME VALUE																					
Units			0 100												PREVIOUS YEAR MKT VALUE										147,103											
Quality		03	Quality Level 03																																	
DOR CODE		0200	MOBILE HOME																																	
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	1,566	100	2001	1,566	45,364																															
TOTALS		1,566			1,566	45,364																														
EXTRA FEATURES						23302 OUTPOST LN, 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																			
1	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1975	1975	3	20	2,800																				
2	0351	CARPORT MT	0	100	20	18	360.00	SF	5.60	5.60	100	2002	2002	3	20	403																				
LAND DESCRIPTION						TOTAL OB/XF										3,203																				
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	000100	C	RES	100	0007	OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	21,000.00	21,000.00	108,990																			
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