

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
Exterior Wall	19	COMMON BRK 100								0100	01	1,652	120.0000	126.00	208,152	1967	1980	0	0	0	32.50	67.50	VALUATION BY								STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 0% - 0										Heated Area: 1470										HX Base Yr										Tax Group: 4		Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										140,503													
Interior Wall	05	DRYWALL 90																		TOTAL MARKET OB/XF VALUE										1,665													
Interior Wall	04	PLYWOOD 10																		TOTAL LAND VALUE - MARKET										125,370													
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										267,538													
Interior Floo	08	SHT VINYL 30																		SOH/AGL Deduction										26,256													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										241,282													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0													
Bedrooms		3 100																		BASE TAXABLE VALUE										241,282													
Bathrooms		1 100																		TOTAL JUST VALUE										267,538													
Frame	03	MASONRY 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										256,449																							
BUD8 Adjustme	04	DIST 01 100																																									
Occupancy	00	NONE 100																																									
Quality		03 Quality Level 03																																									
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	1,470	100	1993	1,470	125,024																																						
FOP	40	30	1993	12	1,021																																						
FST	310	55	1993	170	14,459																																						
TOTALS		1,820				1,652		140,503																																			
EXTRA FEATURES										271386 CONNER NELSON RD, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	27	945																											
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1967	1967	3	20	720																											