

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		05		AVERAGE 100		0100		MDL		01		1,786		99.5000		104.48		186,601		1933		1983		ECON		0		FNCT		0		NORM		17.75		82.25	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2023		Heated Area: 1472		HX Base Yr 2023																							
Roof Structur		01		MINIMUM 100																																			
Roof Cover		05		DRYWALL 100																																			
Interior Wall		14		CARPET 70																																			
Interior Floo		05		ASPH TILE 30																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				2 100																																			
Bathrooms				1 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units		0		100																																			
BUD8 Adjustme		04		DIST 01 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,280		100		1993		1,280		109,996																													
FOP		224		30		1993		67		5,758																													
FSP		156		40		2008		62		5,328																													
FST		228		55		2008		125		10,742																													
SFB		240		80		1993		192		16,499																													
UCP		300		20		1993		60		5,156																													
TOTALS		2,428						1,786		153,479																													
EXTRA FEATURES										271566 CONNER NELSON RD, 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									
1		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		1933		1933		3		20		400											