



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 75			
Interior Floor	11	CLAY TILE 25			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	1,536	100	1993	1,536	232,400
PTO	192	5	2009	10	1,513
TOTALS	1,728			1,546	233,913

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,546	117.0450	162.69	251,519	1975	2010	0	0	7.00	93.00
1 SNGL FAM 0% - 2026 Heated Area: 1536 HX Base Yr											
BAS 1993 PTO 2009											
16684 OAK HILL RD, HILLIARD											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										233,913		
TOTAL MARKET OB/XF VALUE										1,120		
TOTAL LAND VALUE - MARKET										144,900		
TOTAL MARKET VALUE										379,933		
SOH/AGL Deduction										0		
ASSESSED VALUE										379,933		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										379,933		
TOTAL JUST VALUE										379,933		
NCON VALUE										197,925		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										301,319		