



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	851	100	1993	851	74,162
BAS	516	100	2013	516	44,968
FOP	140	30	1993	42	3,661
FUS	660	100	1993	660	57,517

TOTALS	2,167			2,069	180,308
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0510	GARAGE WD-	0	100	22	22	484.00	SF	29.75
7	0681	POLE SHED	0	100	20	9	180.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.29

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,069	103.9780	109.18	225,893	1984	1995	0	0	20.18	79.82
1 SINGLE FAM 100% - 2005 Heated Area: 2027 HX Base Yr 2005											

16957 OAK HILL 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
2	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1950	1950	3	20	624	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	
6	0510	GARAGE WD-	0	100	22	22	484.00	SF	29.75	29.75	100	2000	2000	3	26	3,744	
7	0681	POLE SHED	0	100	20	9	180.00	SF	15.00	15.00	100	2003	2003	3	29	783	

TOTAL OB/XF											50,171		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	2.29	AC		1.00	1.00	1.00	34,000.00	34,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		180,308	
TOTAL MARKET OB/XF VALUE		50,171	
TOTAL LAND VALUE - MARKET		77,860	
TOTAL MARKET VALUE		308,339	
SOH/AGL Deduction		158,092	
ASSESSED VALUE		150,247	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		98,836	
TOTAL JUST VALUE		308,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006597	REPAIR/RRF	30,000	06/20/2019
B007580	GARAGE	9,350	08/01/2000
B007581	CARPORT	4,158	08/01/2000
B974427	SWIM POOL	12,000	11/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1229/0878	5/11/2004	WD	Q	I		146,300			
GRANTOR: HAMLIN MARK S & RHOND									
GRANTEE: ROWE KEITH & TERESA									
0738/1867	9/11/1995	QC	Q	I	06	100			
GRANTOR: HAMLIN MARK & RHONDA									
GRANTEE: HAMLIN MARK & RHOND									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W20 BAS=[YR=1993] W21 S3 W2 S7 E2 S23 FOP=[YR=1993] S7 E20 N7 W20\$ E25 N14 W5 N2 E11 N9W10 N8\$ S8 E10 S9 W11 S2 E5 S14 E16 N33\$ PTR= E15 FUS=[YR=1993] E20 S33 W20 N33\$ W15\$.									