



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
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	1,560	118.0000	100.30	156,468	1985	1985		0	0	0	70.00	30.00	PAGE 1 of 1 3															
Roof Structure	03	GABLE/HIP 100	1 M/H 93- 0% - 0										Heated Area: 1560					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100	26 60 26 60 BAS 1993															Tax Group: 3					Tax Dist:					46,940				
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					1,949									
Interior Floor	14	CARPET 100																TOTAL MARKET OB/XF VALUE					36,225									
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET					85,114									
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE					18,241									
Bedrooms		3 100																SOH/AGL Deduction					66,873									
Bathrooms		2 100																ASSESSED VALUE					66,873									
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE					02 66,873									
Stories	1.	1. 100																BASE TAXABLE VALUE					0									
Units		0 100																TOTAL JUST VALUE					85,114									
BUD8 Adjustme	03	DIST HI 100																NCON VALUE					0									
																		INCOME VALUE														
																		PREVIOUS YEAR MKT VALUE					83,131									
Quality	03	Quality Level 03																														
DOR CODE	7100 CHURCHES																															
MAP NUM			MKT AREA												06																	
NEIGHBORHOOD/LOC	6001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,560	100	1993	1,560	46,940																											
TOTALS			1,560		1,560	46,940																										
EXTRA FEATURES						37177 ORANGE ST, HILLIARD																										
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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	35	1,680																
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2005	2005	3	21	269																