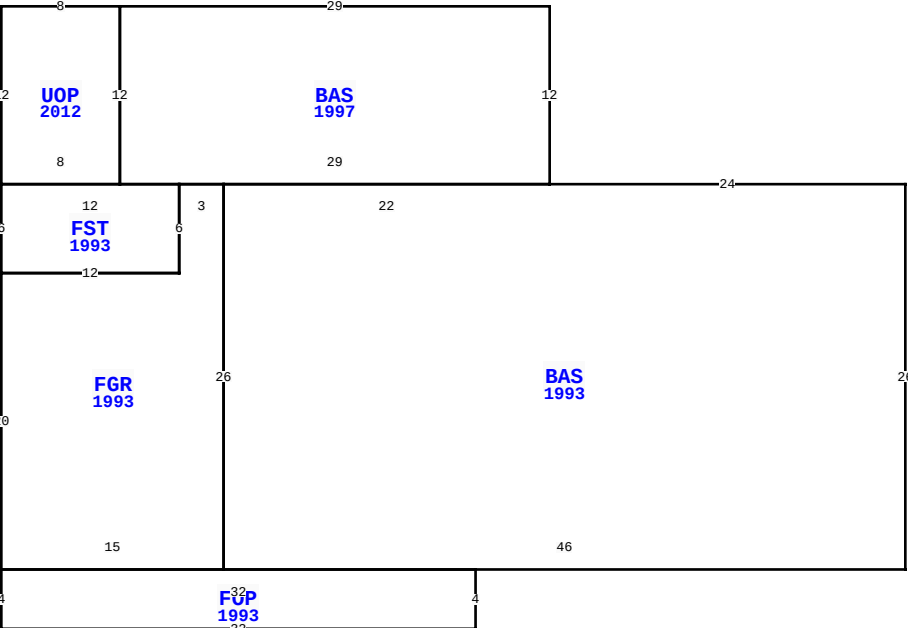


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		19	COMMON BRK 80			0100	01	1,816	124.9500	131.20	238,259	1965	1965	0	0	0	36.45	63.55	VALUATION BY		STANDARD										
Exterior Wall		05	AVERAGE 20			1 SINGLE FAM 100% - 2024										Heated Area: 1544 HX Base Yr 2024															
Roof Structure		03	GABLE/HIP 100													BUILDING MARKET VALUE										151,414					
Roof Cover		03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE										2,748					
Interior Wall		05	DRYWALL 100													TOTAL LAND VALUE - MARKET										41,296					
Interior Floor		13	LVT/LAMNT 70													TOTAL MARKET VALUE										195,458					
Interior Floor		08	SHT VINYL 30													SOH/AGL Deduction										6,928					
Air Condition		03	CENTRAL 100													ASSESSED VALUE										188,530					
Heating Type		04	AIR DUCTED 100													TOTAL EXEMPTION VALUE										HX HB		51,411			
Bedrooms			3 100													BASE TAXABLE VALUE										137,119					
Bathrooms			1.5 100													TOTAL JUST VALUE										195,458					
Frame		03	MASONRY 100													NCON VALUE										0					
Stories		1.	1. 100			INCOME VALUE																									
Units			0 100			PREVIOUS YEAR MKT VALUE										190,272															
BUD8 Adjustme		03	DIST HI 100																												
Occupancy		00	NONE 100																												
Quality		04	Quality Level 04																												
DOR CODE		0100	SINGLE FAMILY																												
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		1,196	100	1993	1,196	99,719																									
BAS		348	100	1997	348	29,016																									
FGR		318	55	1993	175	14,591																									
FOP		128	30	1993	38	3,169																									
FST		72	55	1993	40	3,335																									
UOP		96	20	2012	19	1,584																									
TOTALS		2,158			1,816	151,414																									
EXTRA FEATURES		37405 OXFORD ST, HILLIARD										BLD DATE				LGL DATE		05/11/2026		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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2008	2008	3	27	2,074															
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2008	2008	3	27	674															
LAND DESCRIPTION		TOTAL OB/XF										2,748																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	RES	100	0006	R-2	105.00	420.00	105.00	FF	4	1.14	1.00	1.14	345.00	393.30	41,296														