

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				VALUATION SUMMARY													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND												
Exterior Wall	19	COMMON BRK 100								7102	04	29,992	101.6500	119.95	3,597,540	1976	1985		0	0	21.00	79.00	VALUATION BY STANDARD										
Roof Structure	01	FLAT 100								1 EDU RELGUS 0% - 0										Heated Area: 28856 HX Base Yr													
Roof Cover	04	BUILT-UP 100																		Tax Group: 3 Tax Dist:													
Interior Wall	01	MINIMUM 50																		BUILDING MARKET VALUE 9,584,978													
Interior Wall	05	DRYWALL 50																		TOTAL MARKET OB/XF VALUE 445,304													
Interior Floor	07	CORK/VTILE 50																		TOTAL LAND VALUE - MARKET 1,321,250													
Interior Floor	14	CARPET 50																		TOTAL MARKET VALUE 11,351,532													
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction 1,034,849													
Air Condition	05	CHILL WTR 100																		ASSESSED VALUE 10,316,683													
Heating Type	05	HOT WATER 100																		TOTAL EXEMPTION VALUE 01 10,316,683													
Fixtures		68 100																		BASE TAXABLE VALUE 0													
Frame	03	MASONRY 100																		TOTAL JUST VALUE 11,351,532													
Story Height		15 100																		NCON VALUE 0													
RMS		59 100																		INCOME VALUE													
Stories Units	1.	1. 100																		PREVIOUS YEAR MKT VALUE 10,852,894													
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	8300	PUBLIC SCHOOLS																															
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	15,314	100	1993	15,314	451,162																												
BAS	169	100	1995	169	16,015																												
BAS	169	100	1995	169	16,015																												
BAS	1,680	100	1995	1,680	159,198																												
BAS	3,667	100	1995	3,667	347,487																												
BAS	7,857	100	1995	7,857	744,533																												
FOP	1,291	30	1993	387	36,673																												
FOP	1,291	30	1993	387	36,673																												
FOP	18	30	1995	5	474																												
FOP	48	30	1995	14	1,326																												
TOTALS	32,776			29,992	842,057	** This building has 15 Sub-Areas														BLD DATE XF DATE INC DATE													
EXTRA FEATURES						27568 OHIO ST, HILLIARD														LGL DATE LAND 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	0511	GARAGE CB-	0	0	12	25			300.00	SF	40.00				40.00	100	1980	1980	3	29		3,480											
2	0511	GARAGE CB-	0	0	9	40			360.00	SF	40.00				40.00	100	1980	1980	3	29		4,176											
3	0351	CARPOT MT	0	0	8	25			200.00	SF	10.00				10.00	100	1980	1980	3	20		400											
4	0351	CARPOT MT	0	0	8	20			160.00	SF	10.00				10.00	100	1980	1980	3	20		320											
5	0350	CARPOT WD	0	0	30	40			1,200.00	SF	13.00				13.00	100	1995	1995	3	20		3,120											
6	1128	BRICK 12"	0	0	0	0			2,280.00	SF	14.00				14.00	100	1995	1995	3	89		28,409											
7	0812	CONCRETE C	0	0	0	0			11,065.00	SF	4.00				4.00	100	1980	1980	3	29		12,835											
8	0812	CONCRETE C	0	0	0	0			13,534.00	SF	4.00				4.00	100	1995	1995	3	66		35,730											
9	0825	BRICK	0	0	0	0			913.00	SF	12.50				12.50	100	1995	1995	3	89		10,157											
10	0803	ASPHALT C	0	0	0	0			92,306.00	SF	2.00				2.00	100	1995	1995	3	50		92,306											
LAND DESCRIPTION						TOTAL OB/XF														190,933													
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	008300	C	SCHOOL	0		R-2	0.00	0.00	37.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	1,321,250																

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08-3N-24-2380-0087-0010

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