



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	0100	04	2,044	89.3025	93.77	191,666	1992	2000	0	0	0	12.25	87.75	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 SINGLE FAM 0% - 2025														Heated Area: 2016 HX Base Yr												
Roof Cover	12	MODULAR MT 100	FOP 1993 BAS 1993 BAS 1995 AOF 2005 FOP 1993														Tax Group: 3 Tax Dist:												
Interior Wall	05	DRYWALL 70															BUILDING MARKET VALUE 168,187												
Interior Wall	04	PLYWOOD 30															TOTAL MARKET OB/XF VALUE 2,373												
Interior Floo	08	SHT VINYL 50															TOTAL LAND VALUE - MARKET 43,125												
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE 213,685												
Ceiling	02	F.NOT SUS 100															SOH/AGL Deduction 0												
Air Condition	03	CENTRAL 100															ASSESSED VALUE 213,685												
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE 0												
Fixtures	7	100															BASE TAXABLE VALUE 213,685												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 213,685												
Story Height	8	100	NCON VALUE 0																										
RMS	8	100	INCOME VALUE																										
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 207,337																										
Units	0	100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	7200	PRIVATE 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																								
AOF	560	100	2005	560	46,078																								
BAS	1,008	100	1993	1,008	82,941																								
BAS	448	100	1995	448	36,863																								
FOP	48	30	1993	14	1,152																								
FOP	48	30	1993	14	1,152																								
TOTALS	2,112			2,044	168,187																								
EXTRA FEATURES						27521 W FIRST AVE, 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	0803	ASPHALT C	0	0	28	28	784.00	SF	2.00	2.00	100	1999	1999	3	50	784													
2	0422	CL FNC 4'	0	0	0	0	220.00	LF	15.00	15.00	100	1996	1996	3	32	1,056													
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	2001	2001	3	20	293													
4	0446	BOX FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2000	2000	3	20	80													
5	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2000	2000	3	20	56													
6	1242	WD DECK A	0	0	13	4	52.00	SF	10.00	10.00	100	2000	2000	3	20	104													
TOTAL OB/XF 2,373																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	007200	C	SCHOOL PRI	0	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	345.00	345.00	43,125												
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSVR																													
REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 43,125 Market: 0 Agricultural: 0 Common: 43,125 PRINTED 07/09/2026 BY SYS																													