

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall04 SINGLE SID 100
Roof Structur03 GABLE/HIP 100
Roof Cover01 MINIMUM 100
Interior Wall01 MINIMUM 100
Interior Floo09 PINE WOOD 100
Air Condition02 WINDOW 100
Heating Type02 CONVECTION 100
Bedrooms3 100
Bathrooms1 100
Frame02 WOOD FRAME 100
Stories1. 1. 100

Units0 100
BUD8 Adjustme03 DIST HI 100
Occupancy00 NONE 100

Quality02 Quality Level 02
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS		685	100	1993	685	25,796
UOP		105	20	1993	21	791
UOP		112	20	1993	22	828

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	728	68.9700	72.42	52,722	1944	1944	0	0	0 48.00	52.00

1 SINGLE FAM 33% - 1998 Heated Area: 685 HX Base Yr 1998

The floor plan shows a large rectangular main body measuring approximately 32 units wide by 18 units deep. Attached to the top side are two smaller sections: one measuring about 15x7 units and another slightly larger section below it. The bottom of the main body has a small protrusion or extension measuring about 16x7 units. Various perimeter measurements like 15, 7, 13, 5, 9, 10, 2, etc., are indicated along the edges.

BAS
1993

UOP
1993

UOP
1993

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/11/2026	MLU	

MARKEADJUSTMENTS

NASSAU COUNTY PROPERTY PAGE 1 of 33

VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 94,034 TOTAL MARKET OB/XF VALUE 540 TOTAL LAND VALUE - MARKET 50,715 TOTAL MARKET VALUE 145,289 SOH/AGL Deduction 39,606 ASSESSED VALUE 105,683 TOTAL EXEMPTION VALUE HA HAB WR 29,384 BASE TAXABLE VALUE 76,299 TOTAL JUST VALUE 145,289 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 142,657

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2585/0147 8/18/2022 QC U I 11 100 GRANTOR: KINARD WILLIAM HENRY GRANTEE: KINARD WILLIAM H & 0816/0043 12/10/1997 WD Q I 30,500 GRANTOR: HAYWOOD OPHELIA GRANTEE: KINARD WM HENRY SR

BUILDING NOTES

BUILDING DIMENSIONS BAS=[YR=1993] W2 UOP=[YR=1993] N7 W15 S7 E15 \$ W18 S13 W5 S9 E5 S10 E2 UOP=[YR=1993] S7 E16 N7 W16 \$ E18 N32 \$.

EXTRA FEATURES 37195 RAILROAD ST, HILLIARD

LAND DESCRIPTION

USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTLS UNIT TYPE D T DP TH 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 33 0006 R-2 147.00 240.00 147.00 FF 1.00 1.00 1.00 345.00 345.00 50,715 PRINTED 07/09/2026 BY SYS

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,715 Market: 0 Agricultural: 0 Common: 50,715

[illegible]

[illegible]