

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		25	MOD METAL 100		0900	01	4,654	78.9480	109.74	510,730	2024				0	0	0.50	99.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2025										Heated Area: 4200					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		84 9 9 50 50 84 9 84 9															BUILDING MARKET VALUE					508,176									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0									
Interior Floo		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET					1,210,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					565,986									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					38,226									
Bedrooms			6 100																	ASSESSED VALUE					527,760									
Bathrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB 51,411									
Frame		05	STEEL 100																	BASE TAXABLE VALUE					476,349									
Stories		1.	1. 100																	TOTAL JUST VALUE					1,718,176									
Units			0 100																	NCON VALUE					0									
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					1,129,493																								
Quality		01	Quality Level 01																															
DOR CODE		5000		IMPROVED AG																														
MAP NUM				MKT AREA		09																												
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	4,200	100	2025	4,200	458,603																													
FOP	756	30	2025	227	24,786																													
FOP	756	30	2025	227	24,786																													
TOTALS		5,712			4,654	508,176																												
EXTRA FEATURES					17303 FLYING G TRL, 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																	
LAND DESCRIPTION																		TOTAL OB/XF 0																
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	005000	C	AGRICULTURAL		100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																
2	006000	A	PASTURE - HA		0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	370.00	370.00	12,950																
3	006005	A	PASTURE - GR		0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400																
4	005500	A	TIMBER 2 N S		0		OR	0.00	0.00	48.00	AC		1.00	1.00	1.00	530.00	530.00	25,440																
5	005902	A	HARDWOOD SI		0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	170.00	170.00	1,020																
6	009910	M	MARKET VALUE		0		OR	0.00	0.00	109.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,199,000																
REVIEW DATE		12/13/2024		BY	WW		Total Acres: 110.00		Total Land Value: 57,810		Market: 1,199,000		Agricultural: 46,810		Common: 11,000		PRINTED 07/09/2026 BY SYS																	