

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		12	CEDAR 100		0100	01	2,978	100.0160	105.02	312,750	1974	1974	0	0	0	25.50	74.50	VALUATION BY		STANDARD									
Roof Structure		07	GAMBREL 100		1 SINGLE FAM 0% - 0															Tax Group: 3		Tax Dist:							
Roof Cover		12	MODULAR MT 100		Heated Area: 2760															BUILDING MARKET VALUE		232,999							
Interior Wall		05	DRYWALL 100		HX Base Yr															TOTAL MARKET OB/XF VALUE		1,106							
Interior Floor		02	MIN PLYWD 60		UOP 2000 BAS 1993 UCP 1993 FUS 1993															TOTAL LAND VALUE - MARKET		105,000							
Interior Floor		08	SHT VINYL 40																	TOTAL MARKET VALUE		339,105							
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction		26,856							
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE		312,249							
Bedrooms			4 100		TOTAL EXEMPTION VALUE		0																						
Bathrooms			2 100		BASE TAXABLE VALUE		312,249																						
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		339,105																						
Stories		1.5	1.5 100		NCON VALUE		0																						
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		03	DIST HI 100		PREVIOUS YEAR MKT VALUE		322,015																						
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
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	1,860	100	1993	1,860	145,526																								
FUS	900	100	1993	900	70,416																								
UCP	372	20	1993	74	5,789																								
UOP	720	20	2000	144	11,267																								
TOTALS		3,852			2,978	232,999																							
EXTRA FEATURES					37405 INGHAM RD, 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	BLD DATE		LGL DATE		05/11/2026		MLU						
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	31.6	1,106		XF DATE		LAND DATE									
																		INC DATE		AG DATE									