



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	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0100	01	1,450	105.0400	110.29	159,920	1922	1970	0	0	0	21.00	79.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2001														Heated Area: 1450												
Roof Cover	01	MINIMUM 100															HX Base Yr 2001												
Interior Wall	04	PLYWOOD 70	28 8 8 28 39 39 28 9 8 11 6 6 6 6 11														VALUATION SUMMARY												
Interior Wall	05	DRYWALL 30															VALUATION BY												
Interior Floo	08	SHT VINYL 50															Tax Group: 4 Tax Dist:												
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE 126,337												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 8,565												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 112,000												
Bedrooms	2	100															TOTAL MARKET VALUE 246,902												
Bathrooms	1	100															SOH/AGL Deduction 142,277												
Frame	02	WOOD FRAME 100															ASSESSED VALUE 104,625												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Units	0	100	BASE TAXABLE VALUE 53,214																										
BUD8 Adjustme	04	DIST 01 100	TOTAL JUST VALUE 246,902																										
Occupancy	00	NONE 100	NCON VALUE 0																										
Quality	03	Quality Level 03	INCOME VALUE																										
DOR CODE	0100	SINGLE FAMILY	PREVIOUS YEAR MKT VALUE 249,433																										
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	1,092	100	1993	1,092	95,145																								
BAS	224	100	1996	224	19,517																								
SFB	48	80	2011	38	3,311																								
SFB	54	80	2011	43	3,746																								
SFB	66	80	2011	53	4,618																								
TOTALS	1,484			1,450	126,337																								
EXTRA FEATURES						37263 TOM BROWN RD, HILLIARD												BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE												
1	0681	POLE SHED	0	100	30	18			540.00	SF	15.00	100	1992	1992	3	20	1,620	05/12/2026 MLU											
2	1242	WD DECK A	0	100	8	8			64.00	SF	10.00	100	2001	2001	3	20	128	BUILDING NOTES											
3	1242	WD DECK A	0	100	10	8			80.00	SF	10.00	100	1998	1998	3	20	160	BUILDING DIMENSIONS											
4	0820	WOOD WALK	0	100	0	0			400.00	SF	11.75	100	2005	2005	3	40	1,880	BAS=[YR=1996] W28 S8 BAS=[YR=1993] S39 SFB=[YR=2011] S6 E9											
5	0681	POLE SHED	0	100	26	18			468.00	SF	15.00	100	2003	2003	3	29	2,036	SFB=[YR=2011] E8 SFB=[YR=2011] E11 N6 W11 S6\$ N6 W8S6 \$ N6											
6	0681	POLE SHED	0	100	42	20			840.00	SF	11.25	100	2003	2003	3	29	2,741	W9\$ E28 N39 W28\$ E28 N8\$.											
LAND DESCRIPTION																		TOTAL OB/XF 8,565											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS																													