

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	30	VINYL	100	0100	01	996	136.1448	142.95	142,378	1955	2000	0	0	0	12.25	87.75	STANDARD																
Roof Structure	03	GABLE/HIP	100	1 SINGLE FAM 100% - 2023										Heated Area: 960					HX Base Yr 2023														
Roof Cover	12	MODULAR MT	100	24 8 18 18 37 25 12 6 6 12 12 BAS 1993 DCCK 2011 FOP 2004																													
Interior Wall	05	DRYWALL	100																														
Interior Floor	14	CARPET	80																														
Interior Floor	11	CLAY TILE	20																														
Air Condition	03	CENTRAL	100																														
Heating Type	04	AIR DUCTED	100																														
Bedrooms		2	100																														
Bathrooms		2	100																														
Frame	02	WOOD FRAME	100																														
Stories	1.	1.	100																														
Units		0	100																														
BUD8 Adjustme	04	DIST 01	100																														
Occupancy	00	NONE	100																														
Quality	05	Quality Level 05																															
DOR CODE	0100	SINGLE FAMILY																															
MAP NUM		MKT AREA														05																	
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	960	100	1993	960	120,421																												
DCCK	144	10	2011	14	1,756																												
FOP	72	30	2004	22	2,760																												
TOTALS	1,176			996	124,937																												
EXTRA FEATURES					48562 CRAWFORD LN, 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	0940	SHEDS/PORT	0 100	14	12	168.00	SF	30.00	30.00	100	1992	1992	3	20	1,008																		
2	0200	BARN WD 0-	0 100	40	24	960.00	SF	20.00	20.00	100	2005	2005	3	32	6,144																		
3	0681	POLE SHED	0 100	40	10	400.00	SF	15.00	15.00	100	2005	2005	3	32	1,920																		
4	0860	POOL/SPA	0 100	0	0	1.00	UT	30,000.00	30,000.00	100	2026	2015	02	90	27,000																		
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