

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6									
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		31		HARDIE BRD 100		0900		01		1,394		118.5600		164.80		229,731		2022		2022		0		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM		100% - 2023																						Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					227,434				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		13		LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET					105,000				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					332,434				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					29,778				
Bedrooms				3 100																												ASSESSED VALUE					302,656				
Bathrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					251,245				
Stories		0		0 100																												TOTAL JUST VALUE					332,434				
Units		00		0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					316,790				
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
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		1,204		100		2022		1,204		196,435																															
FGR		195		55		2022		107		17,458																															
FOP		180		30		2022		54		8,810																															
UOP		144		20		2022		29		4,731																															
TOTALS		1,723						1,394		227,434																															
EXTRA FEATURES										3175 HENRY LEE RD, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU													