



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														
Exterior Wall	05	AVERAGE 100	0900	01	2,416	102.3169	142.22	343,604	1974	1979	0	0	0	18.75	81.25	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 0													Heated Area: 1980			HX Base Yr										
Roof Cover	12	MODULAR MT 100														VALUATION BY			STANDARD										
Interior Wall	05	DRYWALL 100														Tax Group: 6			Tax Dist:										
Interior Floor	14	CARPET 70														BUILDING MARKET VALUE			279,178										
Interior Floor	11	CLAY TILE 30														TOTAL MARKET OB/XF VALUE			8,222										
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET			126,000										
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE			413,400										
Bedrooms	3	100														SOH/AGL Deduction			247,554										
Bathrooms	2	100														ASSESSED VALUE			165,846										
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE			56,411										
Stories	1.	1. 100														BASE TAXABLE VALUE			109,435										
Units	0	100	TOTAL JUST VALUE			413,400																							
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE			0																							
Occupancy	00	NONE 100	INCOME VALUE																										
Quality			02	Quality Level 02			PREVIOUS YEAR MKT VALUE			409,231																			
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	1,980	100	1993	1,980	228,797																								
FEP	308	80	2011	246	28,426																								
FOP	52	30	1993	16	1,849																								
FOP	208	30	2011	62	7,165																								
FSP	280	40	2011	112	12,942																								
TOTALS	2,828			2,416	279,178																								
EXTRA FEATURES						3151 JANE 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	0200	BARN WD 0-	0	100	35	25	875.00	SF	20.00	20.00	100	1980	1980	3	20	3,500													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470													
3	0350	CARPORT WD	0	100	25	16	400.00	SF	9.36	9.36	100	1986	1986	3	20	749													
4	0350	CARPORT WD	0	100	31	14	434.00	SF	13.00	13.00	100	1986	1986	3	20	1,128													
5	0350	CARPORT WD	0	100	36	12	432.00	SF	13.00	13.00	100	1986	1986	3	20	1,123													
6	0754	FOP	0	100	12	7	84.00	SF	15.00	15.00	100	2000	2000	3	20	252													
TOTAL OB/XF 8,222																													
LAND DESCRIPTION																													
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												
1	000100	C	RES	100	0005	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	28,000.00	28,000.00	126,000												
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSRV																													
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.50 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS																													