



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2004	2,110	250,502
FGR	400	55	2004	220	26,119
FOP	40	30	2004	12	1,424
FOP	140	30	2004	42	4,987
UOP	320	20	2004	64	7,598

TOTALS	3,010			2,448	290,629
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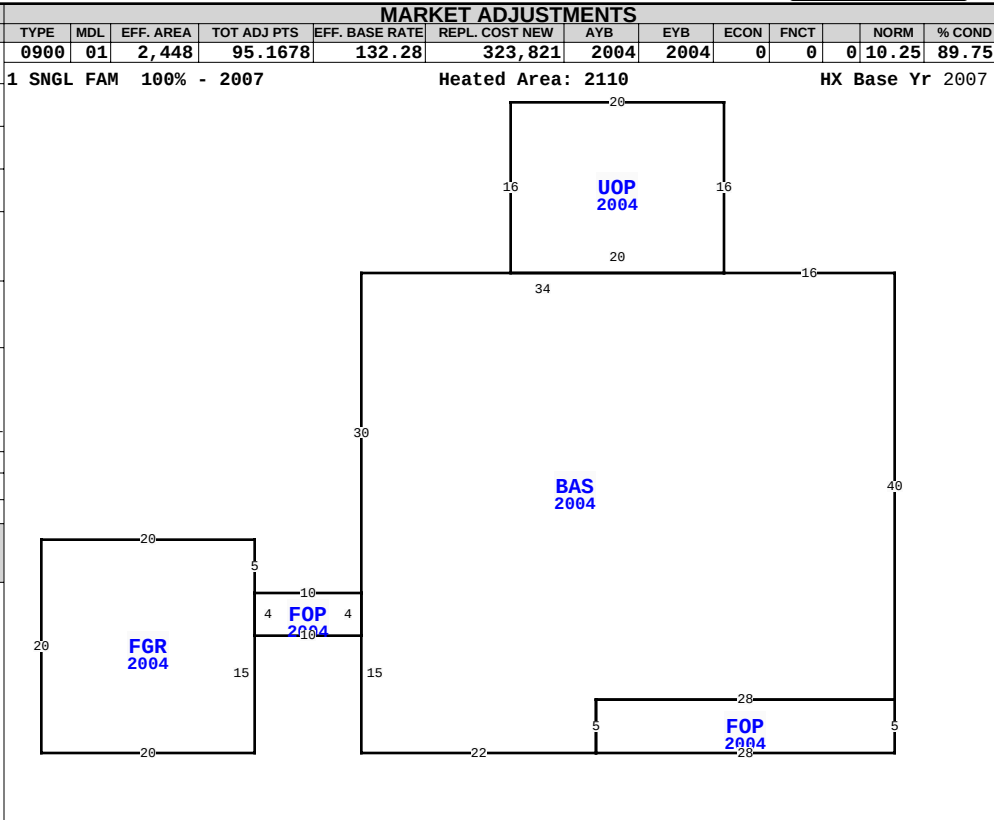
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	86	3,010

LAND DESCRIPTION																
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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
1	000100	C	RES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00

REVIEW DATE	01/01/2023	BY	CD
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18174 BROKEN ARROW RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																
3,010																

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		310,949
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		381,959
SOH/AGL Deduction		206,283
ASSESSED VALUE		175,676
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		124,265
TOTAL JUST VALUE		381,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010355	GARAGE	55,448	10/27/2020
B0412698	NEW CONSTR	140,494	01/04/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1193/0173	12/04/2003	QC Q	V 01
GRANTOR: RICKETSON HARVEY & HE			
GRANTEE: NETTLES CARLTON L &			

SALE PRICE	100
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BUILDING NOTES																
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BUILDING DIMENSIONS																
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BAS=[YR=2004] W16 UOP=[YR=2004] N16 W20 S16 E20 \$ W34 S30
FOP=[YR=2004] W10 FGR=[YR=2004] N5 W20 S20 E20 N15 \$ S4 E10
N4 \$ S15 E22 FOP=[YR=2004] E28 N5 W28 S5 \$ N5 E28 N40 \$.



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	960	100	2020	960	20,320
TOTALS	960			960	20,320

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6500	01	960	57.1320	22.28	21,389	2020	2020	0	0	0	5.00	95.00
2 GARAGE RES 100% - 2007												
Heated Area: 960												
HX Base Yr 2007												
BAS 2020												