



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	12	CEDAR 100		0100	01	1,822	102.0000	107.10	195,136	1979	1989	0	0	0	18.00	82.00	VALUATION BY												
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 100% - 0										Heated Area: 1632					HX Base Yr 1984					STANDARD					
Roof Cover	12	MODULAR MT 100		Diagram showing building footprint with dimensions and area labels: - Overall dimensions: 68' x 24' - UOP 2012 area: 32' x 36' - BAS 1993 area: 32' x 36' - UOP 1993 area: 32' x 36'										BUILDING MARKET VALUE										160,012					
Interior Wall	04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE										1,803					
Interior Floo	09	PINE WOOD 100												TOTAL LAND VALUE - MARKET										110,320					
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										191,285					
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										123,115					
Bedrooms		3 100												ASSESSED VALUE										68,170					
Bathrooms		1 100												TOTAL EXEMPTION VALUE										HX HB 43,170					
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE										25,000					
Stories	1.	1. 100												TOTAL JUST VALUE										272,135					
Units		0 100												NCON VALUE										0					
BUD8 Adjustme	04	DIST 01 100												INCOME VALUE															
Occupancy	00	NONE 100												PREVIOUS YEAR MKT VALUE										303,111					
																	SALES DATA												
																	OFF RECORD Number		DATE		TYPE INST	Q U /	V I /	RSN CD	SALE PRICE				
																	0250/0582		10/25/1977		WD	U	V		100				
																	GRANTOR: BRAY FRED L & MAE BEL												
																	GRANTEE: BRAY ROBERT E & BAR												
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
																	UOP=[YR=2012] W68 S8 BAS=[YR=1993] S24 UOP=[YR=2012] S6 E32 UOP=[YR=1993] E36 N6 W36 S6\$ N6 W32\$ E68 N24 W68\$ E68 N8\$.												
TOTALS 2,584 1,822 160,012																													
EXTRA FEATURES										38134 STONEHEDGE DR, HILLIARD										BLD DATE		LGL DATE		05/12/2026 MLU					
										XF DATE				LAND DATE		01/31/2025 KBA													
										INC DATE				AG 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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803														
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