



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	AP	NORM	% COND	PAGE 1 of 1															
Exterior Wall	25	MOD METAL 100	0800	02	2,052	106.6000	95.94	196,869	1994	1994	0	0	10	70.00	20.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2021														Heated Area: 2052 HX Base Yr 2021														
Roof Cover	12	MODULAR MT 100	BAS1994														VALUATION BY														
Interior Wall	05	DRYWALL 100															STANDARD														
Interior Floo	14	CARPET 90															Tax Group: 6														
Interior Floo	08	SHT VINYL 10															BUILDING MARKET VALUE														
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE														
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET														
Bedrooms	4	100															TOTAL MARKET VALUE														
Bathrooms	2	100															SOH/AGL Deduction														
Frame	02	WOOD FRAME 100															ASSESSED VALUE														
Stories	1.	1. 100															TOTAL EXEMPTION VALUE														
Units	0	100	HX HB																												
Quality			03	Quality Level 03													BASE TAXABLE VALUE														
DOR CODE			0200 MOBILE HOME													TOTAL JUST VALUE															
MAP NUM			MKT AREA													NCON VALUE															
NEIGHBORHOOD/LOC			9001.00													INCOME VALUE															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PREVIOUS YEAR MKT VALUE													
BAS	2,052	100	1994	2,052	39,374													273,612													
TOTALS			2,052			2,052	39,374																								
EXTRA FEATURES						19474 CHANCE LN, HILLIARD												BLD DATE													
																		LGL DATE													
																		LAND 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	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1993	1993	3	20	480															
2	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1998	1998	3	24	1,152															
4	0350	CARPORT WD	0	100	29	27	783.00	SF	13.00	13.00	100	2010	2010	3	35	3,563															
5	1242	WD DECK A	0	100	34	12	408.00	SF	10.00	10.00	100	2010	2010	3	35	1,428															
6	0681	POLE SHED	0	100	25	13	325.00	SF	15.00	15.00	100	2010	2010	3	52	2,535															
7	0754	FOP	0	100	20	12	240.00	SF	30.00	30.00	100	2010	2010	3	35	2,520															
TOTAL OB/XF																		11,678													
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	RES	100		OR	0.00	0.00	5.00	AC		1.00	1.00	2.25	21,000.00	47,250.00	236,250														
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 07/09/2026 BY SYS																															