



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	15	CONC BLOCK 100	0100	01	1,218	111.8300	117.42	143,018	1998	2003	0	0	0	11.00	89.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1997										Heated Area: 1050					HX Base Yr 1997											
Roof Cover	03	COMP SHNGL 100	FOP 2003 BAS 2003 FOP 2003																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	03	MASONRY 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			5000 IMPROVED AG																										
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	1,050	100	2003	1,050	109,729																								
FOP	280	30	2003	84	8,778																								
FOP	280	30	2003	84	8,778																								
TOTALS			1,610		1,218	127,286																							
EXTRA FEATURES			18650 BROKEN ARROW RD, HILLIARD																										
													BLD DATE							LGL DATE		05/12/2026		MLU					
													XF DATE							LAND DATE		10/24/2024		KB					
													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	0350	CARPORT WD	0	100	34	14	476.00	SF	13.00	13.00	100	2000	2000	3	20	1,238													
2	0681	POLE SHED	0	100	34	8	272.00	SF	15.00	15.00	100	2000	2000	3	26	1,061													
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2000	2000	3	20	682													
4	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	30	432													
5	0681	POLE SHED	0	100	95	14	1,330.00	SF	15.00	15.00	100	2006	2006	3	36	7,182													
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000													
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000													
8	0752	USP	0	100	22	10	220.00	SF	15.00	15.00	100	2006	2006	3	36	1,188													
9	0752	USP	0	100	21	10	210.00	SF	15.00	15.00	100	2006	2006	3	36	1,134													
TOTAL OB/XF 24,917																													
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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000												
2	005902	A	HARDWOOD SI	0	0005	OR	0.00	0.00	7.99	AC		1.00	1.00	1.00	170.00	170.00	1,358												
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	33.99	AC		1.00	1.00	1.00	530.00	530.00	18,015												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	41.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	461,780												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 43.98					Total Land Value: 41,373					Market: 461,780					Agricultural: 19,373					Common: 22,000					PRINTED 07/09/2026 BY SYS				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2314/0189	10/23/2019	SW	U	I	11		100
GRANTOR: LAYDEN JUDY IRENE & F							
GRANTEE: LAYDEN FRANCIS & JU							
0767/1727	8/08/1996	QC	Q	I	06		100
GRANTOR: LLOYD R B L/E							
GRANTEE: LAYDEN JUDY IRENE							