

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		0900		01	2,282	101.2536	140.74	321,169	2002	2002	0	0	0	11.50	88.50	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1		SNGL FAM		0% - 0		Heated Area: 2048										HX Base Yr									
Roof Cover		12	MODULAR MT 100																Tax Group: 4											
Interior Wall		06	CUST PANEL 80																Tax Dist:											
Interior Wall		05	DRYWALL 20																BUILDING MARKET VALUE											
Interior Floo		09	PINE WOOD 100																TOTAL MARKET OB/XF VALUE											
Air Condition		03	CENTRAL 100																TOTAL LAND VALUE - MARKET											
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE											
Bedrooms			3 100																SOH/AGL Deduction											
Bathrooms			2 100																ASSESSED VALUE											
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE											
Stories			2. 2. 100																BASE TAXABLE VALUE											
Units			0 100																TOTAL JUST VALUE											
Occupancy		00	NONE 100																NCON VALUE											
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE											
Quality		01	Quality Level 01																											
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		1,288	100	2002	1,288	160,427																								
DCK		144	10	2002	14	1,743																								
FOP		368	30	2002	110	13,701																								
FOP		368	30	2002	110	13,701																								
FUS		760	100	2002	760	94,661																								
TOTALS		2,928			2,282	284,235																								
EXTRA FEATURES						39118 WATERS EDGE 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680														
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	20	1,152														
3	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	30	720														
4	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	2004	2004	3	30	432														
6	0300	BOAT DCK W	0	0	0	0	288.00	SF	30.00	30.00	100	2004	2004	3	30	2,592														
7	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	2004	2004	3	20	144														
8	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2004	2004	3	30	1,560														
9	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2004	2004	3	20	400														
LAND DESCRIPTION										TOTAL OB/XF										8,680										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000													
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.97	AC		1.00	1.00	1.00	530.00	530.00	3,694													
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	170.00	170.00	850													
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.97	AC		1.00	1.00	1.00	17,000.00	17,000.00	203,490													
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 12.97		Total Land Value: 21,544		Market: 203,490		Agricultural: 4,544		Common: 17,000		PRINTED 07/09/2026 BY SYS														