

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	25	MOD METAL 100								0100	01	958	105.8400	111.13	106,463	1961	1980	0	0	0	22.50	77.50								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2015										Heated Area: 880 HX Base Yr 2015										
Roof Cover	12	MODULAR MT 100								15 8 8 22 15 25 22 40 19 8 19 FSP 1993 BAS 1993 UOP 1993																				
Interior Wall	04	PLYWOOD 100																												
Interior Floor	09	PINE WOOD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		1 100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality		03 Quality Level 03																												
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	880	100	1993	880	75,790																									
FSP	120	40	1993	48	4,134																									
UOP	152	20	1993	30	2,584																									
TOTALS		1,152				958		82,509																						
EXTRA FEATURES										36287 ACORN PL, HILLIARD																				
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														
LAND DESCRIPTION										TOTAL OB/XF										0										
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	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000													
2	000100	C	RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000													
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 5.00		Total Land Value: 152,000		Market: 0		Agricultural: 0		Common: 152,000		PRINTED 07/09/2026 BY SYS																