

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 100		0100		01		2,085		101.8710		106.96		223,012		1977		1977		0		0		19.25		80.75																			
Exterior Wall		03		GABLE/HIP 100		1 SINGLE FAM		100% - 2023		Heated Area: 1848		HX Base Yr																																					
Roof Structur		12		MODULAR MT 100																																													
Roof Cover		04		PLYWOOD 50																																													
Interior Wall		05		DRYWALL 50																																													
Interior Floo		14		CARPET 90																																													
Interior Floo		08		SHT VINYL 10																																													
Air Condition		01		NONE 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms		2		100																																													
Bathrooms		2		100																																													
Frame		02		WOOD FRAME 100																																													
Stories		1.		1. 100																																													
Units		0		100																																													
BUD8 Adjustme		04		DIST 01 100																																													
Occupancy		00		NONE 100																																													
Quality		04		Quality Level 04																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		5001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,176		100		1993		1,176		101,571																																							
BAS		672		100		2016		672		58,041																																							
DCK		472		10		2000		47		4,059																																							
DCK		420		10		2016		42		3,627																																							
DCK		280		10		2024		28		2,418																																							
DCK		604		10		2024		60		5,183																																							
UEP		72		60		2024		43		3,714																																							
UOP		84		20		2024		17		1,468																																							
TOTALS		3,780						2,085		180,082																																							
EXTRA FEATURES										571667 LESSIE RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/08/2026 MLU									
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		0351		CARPORT MT		0 100		20 22		440.00		SF		10.00		10.00		100		2014		2014		3		55		2,420																					