

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																								
Exterior Wall	19	COMMON BRK 100	0100	01	1,344	120.6400	126.67	170,244	1954	1954	0	0	0	45.50	54.50	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023										Heated Area: 1200					HX Base Yr 2023											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floop	12	HARDWOOD 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms	3	100																											
Bathrooms	1	100																											
Frame	02	WOOD FRAME 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			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	1,200	100	1993	1,200	82,842																								
FSP	130	40	1993	52	3,590																								
FSP	230	40	1993	92	6,351																								
TOTALS		1,560			1,344	92,783																							
EXTRA FEATURES					2845 FOXGLOVE PL, HILLIARD										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															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	05/12/2026 MLU											
1	0510	GARAGE WD-	0	100	34	20	680.00	SF	26.95	26.95	100	1970	1970	3	20	3,665													