



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 90    |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,038            | 100         | 2,038        | 194,502              |
| FEP       | 288              | 80          | 230          | 21,951               |
| FOP       | 54               | 30          | 16           | 1,527                |
| FOP       | 153              | 30          | 46           | 4,390                |
| TOTALS    | 2,533            |             | 2,330        | 222,370              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 2              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 3              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 512.00   | SF | 5.20     | 5.20           |       |
| 4              | 0510       | GARAGE WD-  | 0   | 0   | 40 | 30 | 1,200.00 | SF | 35.00    | 35.00          |       |
| 6              | 0811       | CONCRETE B  | 0   | 0   | 22 | 18 | 396.00   | SF | 5.20     | 5.20           |       |
| 7              | 1241       | WD DECK G   | 0   | 0   | 32 | 16 | 512.00   | UT | 5.75     | 5.75           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 1.93        | AC        |       |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                             | 01  | 2,330     | 142.9036    | 128.97         | 300,500        | 1969 | 1990 | 0    | 0    | 26.00 | 74.00  |
| 1 SINGLE FAM - 0% - 0            |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2038 HX Base Yr     |     |           |             |                |                |      |      |      |      |       |        |
|                                  |     |           |             |                |                |      |      |      |      |       |        |
| 37266 PINERIDGE RD, HILLIARD     |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |       |        |
| 06/13/2023 MLU                   |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 234,236   |               |
| TOTAL MARKET OB/XF VALUE  |  | 18,489    |               |
| TOTAL LAND VALUE - MARKET |  | 57,900    |               |
| TOTAL MARKET VALUE        |  | 310,625   |               |
| SOH/AGL Deduction         |  | 35,086    |               |
| ASSESSED VALUE            |  | 275,539   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 275,539   |               |
| TOTAL JUST VALUE          |  | 310,625   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  | 0         |               |
| PREVIOUS YEAR MKT VALUE   |  | 283,293   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| E017766    | NEW CONSTR  | 0   | 02/01/2001 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2385/0023                      | 4/01/2020  | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: LOWRY ANDREW          |            |           |     |     |        |            |  |
| GRANTEE: LOWRY ANDREW J REVO   |            |           |     |     |        |            |  |
| 2320/0354                      | 11/18/2019 | WD        | Q   | I   | 01     | 260,500    |  |
| GRANTOR: JOSEPH JEREMY T & LIN |            |           |     |     |        |            |  |
| GRANTEE: LOWRY ANDREW          |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W22 FEP=[YR=2015] W32 S9 E32 N9\$ S9 W32 N4 W20 S9 W2 S6 E2 S7 FOP=[YR=1993] S9 E17 N9 W17\$ E17 S6 E26 FOP=[YR=1993] S2 E9 N6 W9 S4\$ N4 E9 S9 E22 N38\$. |  |  |  |  |  |  |  |  |  |  |  |

