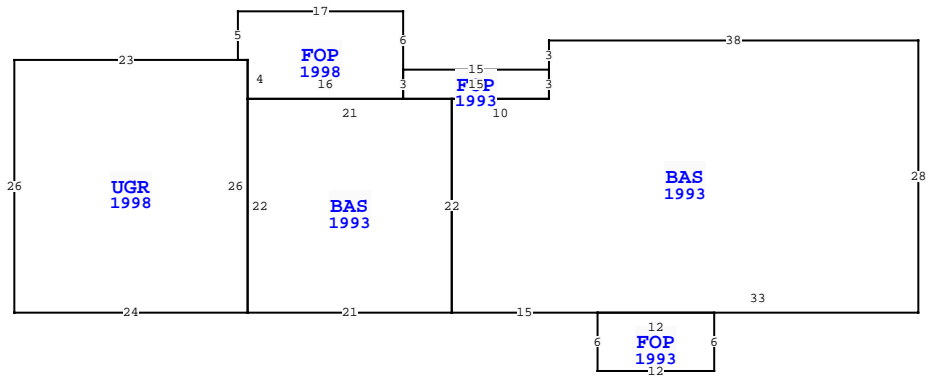




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,108	109.3680	129.87	273,766	1963	1971	0	0	35.50	64.50

1 SNGL FAM - 100% - 1999 Heated Area: 1746 HX Base Yr 1999



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	462	38,700
BAS	1,284	100	1,284	107,556
FOP	45	30	14	1,173
FOP	72	30	22	1,843
FOP	149	30	45	3,769
UGR	624	45	281	23,538
<b>TOTALS</b>	<b>2,636</b>		<b>2,108</b>	<b>176,579</b>

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0510	GARAGE WD-	0 100	14	28	392.00	SF	35.00	35.00	100	1950	1950	3	20	2,744	
3	0681	POLE SHED	0 100	12	28	336.00	SF	15.00	15.00	100	1950	1950	3	20	1,008	
4	0510	GARAGE WD-	0 100	18	22	396.00	SF	35.00	35.00	100	1960	1960	3	20	2,772	
5	0350	CARPORT WD	0 100	10	22	220.00	SF	13.00	13.00	100	1970	1970	3	20	572	
6	0812	CONCRETE C	0 100	0	0	1,624.00	SF	4.00	4.00	100	1990	1990	3	62	4,028	
7	0300	BOAT DCK W	0 100	0	0	130.00	SF	20.00	20.00	100	2005	2005	3	44	1,144	

EXTRA FEATURES	37281 PINERIDGE RD, HILLIARD
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		176,579	
TOTAL MARKET OB/XF VALUE		13,983	
TOTAL LAND VALUE - MARKET		136,780	
TOTAL MARKET VALUE		222,526	
SOH/AGL Deduction		110,427	
ASSESSED VALUE		112,099	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		62,099	
TOTAL JUST VALUE		327,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/0324	6/18/1998	WD	Q	I		130,000
GRANTOR: SOUTHWELL F KEITH & P						
GRANTEE: PERKINS LARY & KAR						
0685/1808	8/03/1993	WD	U	I	07	100
GRANTOR: TAYLOR PHILLIP & P J						
GRANTEE: SOUTHWELL F KEITH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W38 S3 FOP=[YR=1993] W15 FOP=[YR=1998] N6 W17 S5 UGR=[YR=1998] W23 S26 E24 BAS=[YR=1993] E21 N22 W21 S22\$ N26 W1\$ E1 S4 E16 N3\$ S3 E15 N3\$ S3 W10 S22 E15 FOP=[YR=1993] S6 E12 N6 W12\$ E33 N28 \$.	

LAND DESCRIPTION		TOTAL OB/XF 13,983																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	4.62	AC		1.00	1.00	1.00	410.00	410.00	1,894							
3	005970	A	AGRI-POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	5.62	AC		1.00	1.00	1.00	19,000.00	19,000.00	106,780							