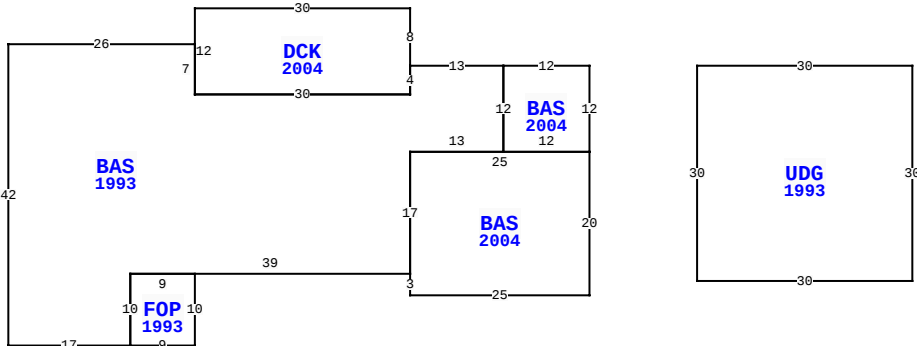


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	19	COMMON BRK 100	0100	01	3,110	112.5160	101.55	315,820	1975	1986	0	0	0	28.00	72.00	VALUATION BY					STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 2552					HX Base Yr					Tax Group: 4					Tax Dist:						
Roof Cover	03	COMP SHNGL 100											BAS 1993					UDG 1993					BUILDING MARKET VALUE					227,390						
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					8,965																
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET					201,000																
Interior Floo	11	CLAY TILE 10											TOTAL MARKET VALUE					271,195																
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					114,844																
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					156,351																
Bedrooms	3	100											TOTAL EXEMPTION VALUE					HX HB WX					55,000											
Bathrooms	2.5	100											BASE TAXABLE VALUE					101,351																
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					437,355																
Stories	1.	1. 100											NCON VALUE					0																
Units	0	100											INCOME VALUE																					
BUD8 Adjustme	04	DIST 01 100											PREVIOUS YEAR MKT VALUE					243,556																
Occupancy	00	NONE 100																																
Quality		03	Quality Level 03																															
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	1,908	100	1,908	139,505																														
BAS	144	100	144	10,529																														
BAS	500	100	500	36,558																														
DCK	360	10	36	2,632																														
FOP	90	30	27	1,974																														
UDG	900	55	495	36,192																														
TOTALS		3,902		3,110	227,390																													
EXTRA FEATURES					27234 GEORGIA ST, HILLIARD										BLD DATE					LGL DATE					06/13/2023					MLU				
															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																		
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330																		
2	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	1975	1975	3	27	281																		
3	0812	CONCRETE C	0	100	0	0	1,544.00	SF	4.00	4.00	100	2003	2003	3	84	5,188																		
4	0912	SCRN RM G	0	100	21	21	441.00	SF	20.00	20.00	100	1992	1992	3	20	1,764																		
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1997	1997	3	20	402																		

VALUATION SUMMARY				4
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	227,390			
TOTAL MARKET OB/XF VALUE	8,965			
TOTAL LAND VALUE - MARKET	201,000			
TOTAL MARKET VALUE	271,195			
SOH/AGL Deduction	114,844			
ASSESSED VALUE	156,351			
TOTAL EXEMPTION VALUE	55,000			
BASE TAXABLE VALUE	101,351			
TOTAL JUST VALUE	437,355			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	243,556			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0107/0712	1/01/1970	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						