

BLOCK 16 ALL OF LOTS 1 3 4 &
PT OF LOT 2
IN OR 1816/888

HILLIARD REAL ESTATE INVESTORS LLC
3570 KEITH ST NW
CLEVELAND, TN 37312

2023

08-3N-24-2380-0016-0011



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	13 P-STRESS C 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	08 DECORATIVE 50
Interior Floo	07 CORK/VTILE 90
Interior Floo	14 CARPET 10
Ceiling	01 FIN.SUSPD 100
Air Condition	07 ENG PACKGE 100
Heating Type	04 AIR DUCTED 100
Fixtures	102 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	48 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0600 RETIREMENT HOMES

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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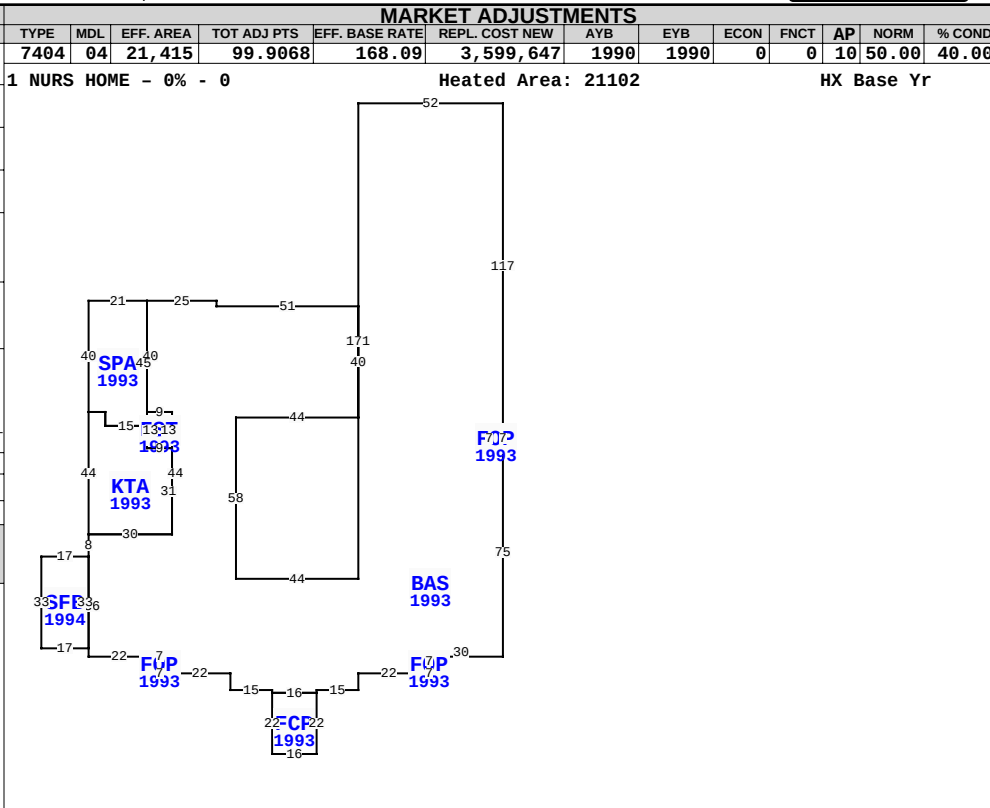
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,747	100	18,747	1,260,473
FCP	352	30	106	7,127
FOP	35	30	10	672
FOP	42	30	13	874
FOP	42	30	13	874
FST	117	50	58	3,900
KTA	1,128	110	1,241	83,440
SFB	561	80	449	30,189
SPA	915	85	778	52,310
TOTALS	21,939		21,415	1,439,859

EXTRA FEATURES

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
2	0525	GAZEBO	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450	
3	0812	CONCRETE C	0	0	0	2,859.00	SF	4.00	4.00	100	1990	1990	3	62	7,090	
4	0803	ASPHALT C	0	0	0	33,134.00	SF	2.00	2.00	100	1990	1990	3	50	33,134	
5	0382	CHILLER	0	0	5	40.00	SF	92.50	92.50	100	1990	1990	3	20	740	
6	0381	COOLER	0	0	7	63.00	SF	82.50	82.50	100	1990	1990	3	20	1,040	
7	1126	CB/STC 8"	0	0	0	596.00	SF	8.00	8.00	100	1990	1990	3	62	2,956	
8	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00	100	1990	1990	3	29	3,669	
9	0812	CONCRETE C	0	0	0	3,257.00	SF	4.00	4.00	100	1994	1994	3	70	9,120	
10	0803	ASPHALT C	0	0	0	6,913.00	SF	2.00	2.00	100	1994	1994	3	50	6,913	
11	0402	CONC BUMPE	0	0	0	45.00	UT	25.00	25.00	100	1990	1990	3	70	788	

LAND DESCRIPTION

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	000600	C	RETIREMENT	0	0004	C-1	0.00	0.00	221,720.00	SF		1.00	1.00	0.75	2.00	1.50	332,580							



3756 W THIRD ST, HILLIARD

BLD DATE	06/04/2014	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
7404	04	21,415	99.9068	168.09	3,599,647	1990	1990	0	0	10	50.00	40.00
1 NURS HOME - 0% - 0												
Heated Area: 21102												
HX Base Yr												

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 4	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	2,973,139		
TOTAL MARKET OB/XF VALUE	176,809		
TOTAL LAND VALUE - MARKET	332,580		
TOTAL MARKET VALUE	3,482,528		
SOH/AGL Deduction	0		
ASSESSED VALUE	3,482,528		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	3,482,528		
TOTAL JUST VALUE	3,482,528		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	3,347,427		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130090	H/AC	0	12/09/2013
20120005	ELEC OTHER	20,000	01/09/2012
20110239	COMMERCIAL ADDN	232,735	10/05/2011
20100013	MECH OTHER	8,100	02/04/2010
B0808108	REPAIR/RRF	0	08/08/2008
0702029	ELEC OTHER	25,000	02/26/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1816/0888	9/24/2012	QC	U	I	11
					SALE PRICE
					100

GRANTOR: HILLIARD REAL ESTATE					
GRANTEE: HILLIARD REAL ESTAT					
1816/0885	9/26/2012	WD	Q	I	01
					7,140,000
GRANTOR: HEALTH CARE REIT INC					
GRANTEE: HILLIARD REAL ESTAT					

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] N40 W51 N2 W25 SPA=[YR=1993] W21 S40
KTA=[YR=1993] S44 E30 N31 FST=[YR=1993] N13 W9 S13 E9 \$ W9
N8 W15 N5 W6 \$ E6 S5 E15 N45 \$ S40 E9 S44 W30 S8
SFB=[YR=1994] W17 S33 E17 N33 \$S36 E22 FOP=[YR=1993] S6 E7
N6 W7 \$ E7 S6 E22 S6 E15 S1 FCP=[YR=1993] S22 E16 N22 W16 \$
E16 N1 E15 N6 E22 FOP=[YR=1993] E7 N6 W7 S6 \$ N6 E30 N75
FOP=[YR=1993] N7 W5 S7 E5 \$ W5 N7 E5 N117 W52 S171 W44 N58
E44 \$.

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