BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2023

08-3N-24-2380-0057-0090

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

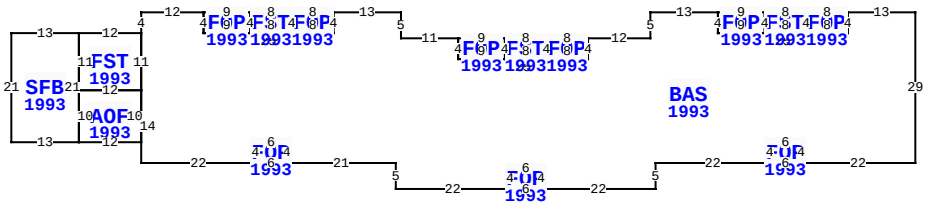
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	100	120	8,481
BAS	3,959	100	3,959	279,796
FOP	24	30	7	495
FOP	24	30	7	495
FOP	24	30	7	495
FOP	32	30	10	706
FOP	32	30	10	706
FOP	32	30	10	706
FOP	36	30	11	777
FOP	36	30	11	777
TOTALS	4,856		4,508	318,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,508	113.1180	99.54	448,726	1984	1984	0	0	0	29.00	71.00

1 APARTMENT - 0% - 0 Heated Area: 4297 HX Base Yr



** This building has 16 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	612,743
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	696,299
SOH/AGL Deduction	67,736
ASSESSED VALUE	628,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,563
TOTAL JUST VALUE	696,299
NCON VALUE	0
INCOME VALUE	696,299
PREVIOUS YEAR MKT VALUE	571,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160090	REMODEL	0	06/14/2016
20120013	OTHER	0	02/13/2012
20120012	MECH OTHER	0	02/07/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W9 S4 E9 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W25 N4 W13 S5 W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W9 S4 E9 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W25 N4 W11 N5 W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W9 S4 E9 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W25 N4 W12 S4 FST=[YR=1993] W12SFB=[YR=1993] W13 S21 E13 N21$S11E12N11$S11 AOF=[YR=1993] W12 S10 E12 N10 $ S14 E22 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E21 S5 E22FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4E22 N5 E22 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E22 N29 $.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	40,982.00	SF	2.00	2.00	100	1984	1984	3	50	40,982	
2	0812	CONCRETE C	0	0	0	0	7,242.00	SF	4.00	4.00	100	1984	1984	3	47	13,615	
3	0400	CONC CURB	0	0	0	0	1,143.00	LF	15.00	15.00	100	1984	1984	3	58	9,944	
4	0443	STK FNC 6'	0	0	0	0	1,404.00	LF	10.00	10.00	100	1984	1984	3	20	2,808	
5	0680	POLE SHED	0	0	10	19	190.00	SF	10.00	10.00	100	1990	1990	3	20	380	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1984	1984	3	22	132	
8	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	1984	1984	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 70,861

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0	0006	R3	0.00	0.00	36.00	UT		1.00	1.00	1.00	1,250.00	1,250.00	45,000							

REVIEW DATE 03/01/2017 BY KK Total Acres: 0.00 Total Land Value: 83,556 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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2023

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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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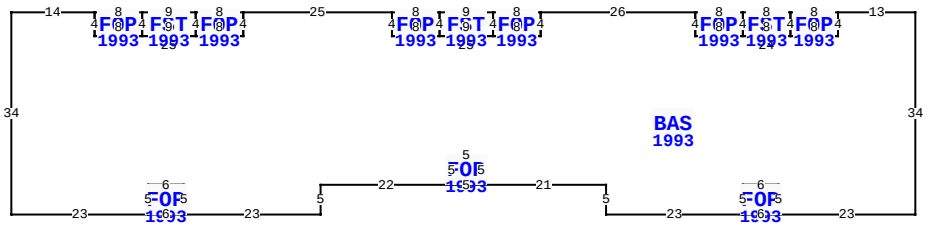
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,547	100	4,547	324,258
FOP	25	30	8	571
FOP	30	30	9	642
FOP	30	30	9	642
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
TOTALS	4,928		4,691	334,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,691	114.1380	100.44	471,164	1984	1984	0	0	0	29.00	71.00

2 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 6 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	696,299
SOH/AGL Deduction	67,736
ASSESSED VALUE	628,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,563
TOTAL JUST VALUE	696,299
NCON VALUE	0
INCOME VALUE	696,299
PREVIOUS YEAR MKT VALUE	571,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W14 S34 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N5 E22 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E21 S5 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N34 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2017 BY KK Total Acres: 0.00 Total Land Value: 83,556 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2023

08-3N-24-2380-0057-0090

BUILDING CHARACTERISTICS

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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,547	100	4,547	324,258
FOP	25	30	8	571
FOP	30	30	9	642
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FOP	32	30	10	713
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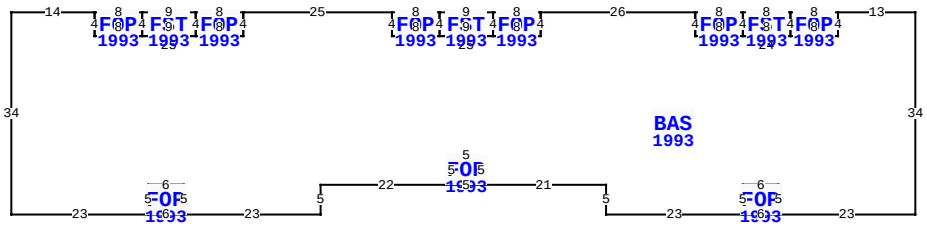
TOTALS	4,928		4,691	334,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,691	114.1380	100.44	471,164	1984	1984	0	0	0	29.00	71.00

3 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 3 of 6 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
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ASSESSED VALUE	628,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,563
TOTAL JUST VALUE	696,299
NCON VALUE	0
INCOME VALUE	696,299
PREVIOUS YEAR MKT VALUE	571,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W14 S34 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N5 E22 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E21 S5 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N34 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2017 BY KK Total Acres: 0.00 Total Land Value: 83,556 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

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3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2023

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BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	6001.00	

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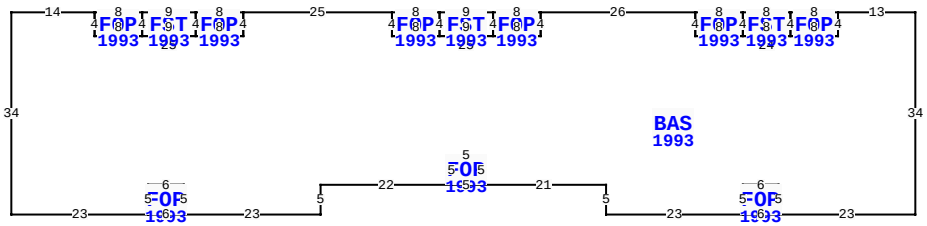
4 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



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37119 CANTEBURY DR, HILLIARD

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EXTRA FEATURES

LN	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

NASSAU COUNTY PROPERTY

PAGE 4 of 6 3

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LAND DESCRIPTION

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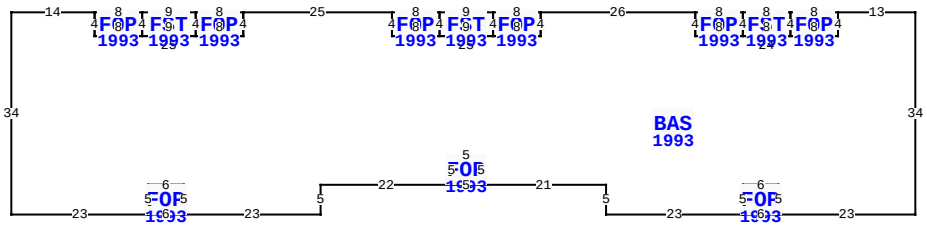

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NASSAU COUNTY PROPERTY

PAGE 5 of 6 3

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TOTAL MARKET VALUE	696,299
SOH/AGL Deduction	67,736
ASSESSED VALUE	628,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,563
TOTAL JUST VALUE	696,299
NCON VALUE	0
INCOME VALUE	696,299
PREVIOUS YEAR MKT VALUE	571,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W14 S34 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N5 E22 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E21 S5 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N34 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/01/2017 BY KK Total Acres: 0.00 Total Land Value: 83,556 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2023

08-3N-24-2380-0057-0090

BUILDING CHARACTERISTICS

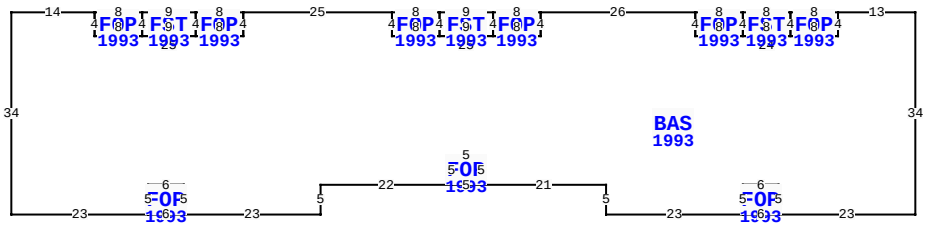
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,547	100	4,547	324,258
FOP	25	30	8	571
FOP	30	30	9	642
FOP	30	30	9	642
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
FOP	32	30	10	713
TOTALS	4,928		4,691	334,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,691	114.1380	100.44	471,164	1984	1984	0	0	0	29.00	71.00

6 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 6 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	612,743
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	696,299
SOH/AGL Deduction	67,736
ASSESSED VALUE	628,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,563
TOTAL JUST VALUE	696,299
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