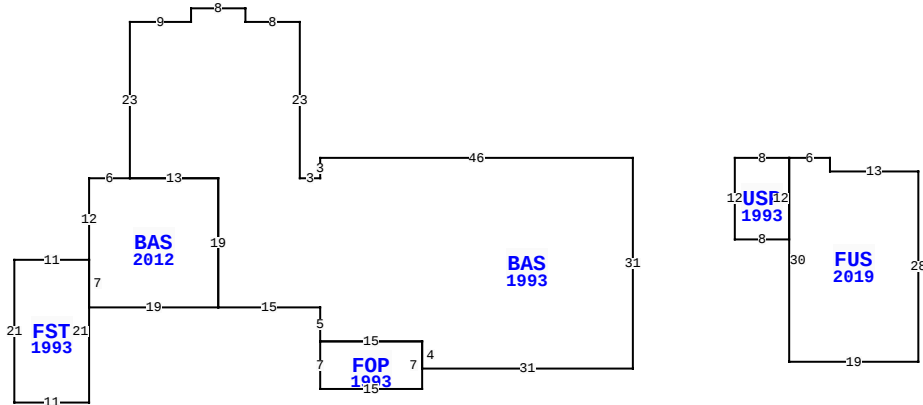




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	19	COMMON BRK 80	0900	01	3,335	94.0608	111.70	372,520	1969	1989	0	0	24.30	75.70	VALUATION BY																	
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 0% - 0										Heated Area: 3147										HX Base Yr									
Roof Structure	08	IRREGULAR 100											VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:									
Interior Wall	04	PLYWOOD 50											BUILDING MARKET VALUE										306,550									
Interior Wall	05	DRYWALL 50											TOTAL MARKET OB/XF VALUE										9,307									
Interior Floor	05	ASPH TILE 80											TOTAL LAND VALUE - MARKET										405,000									
Interior Floor	12	HARDWOOD 20											TOTAL MARKET VALUE										376,592									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										69,271									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										307,321									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										0									
Bathrooms	2	100											BASE TAXABLE VALUE										307,321									
Frame	03	MASONRY 100	TOTAL JUST VALUE										720,857																			
Stories	2.	100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE										314,639																			
Occupancy	00	NONE 100																														
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	2,242	100	2,242	189,576																												
BAS	361	100	361	30,525																												
FOP	105	30	32	2,706																												
FST	231	55	127	10,739																												
FUS	544	100	544	45,999																												
USP	96	30	29	2,452																												
TOTALS	3,579		3,335	281,998																												
EXTRA FEATURES					17106 GUYNN DR, HILLIARD																											
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	0940	SHEDS/PORT	0	0	11	16			176.00	SF	21.30				21.30	100	1978	1978	3	20		750										
6	0810	CONCRETE A	0	0	0	0			198.00	SF	6.50				6.50	100	1980	1980	3	35		450										
7	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				3,500.00	100	1980	1980	3	49		1,715										
8	0200	BARN WD 0-	0	0	20	62			1,240.00	SF	4.00				4.00	100	1960	1960	3	20		992										
9	0681	POLE SHED	0	0	0	0			900.00	SF	15.00				15.00	100	2004	2004	3	40		5,400										

WALKER SHEILA G
17106 GUYNN DR
HILLIARD, FL 32046-7632

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[illegible]