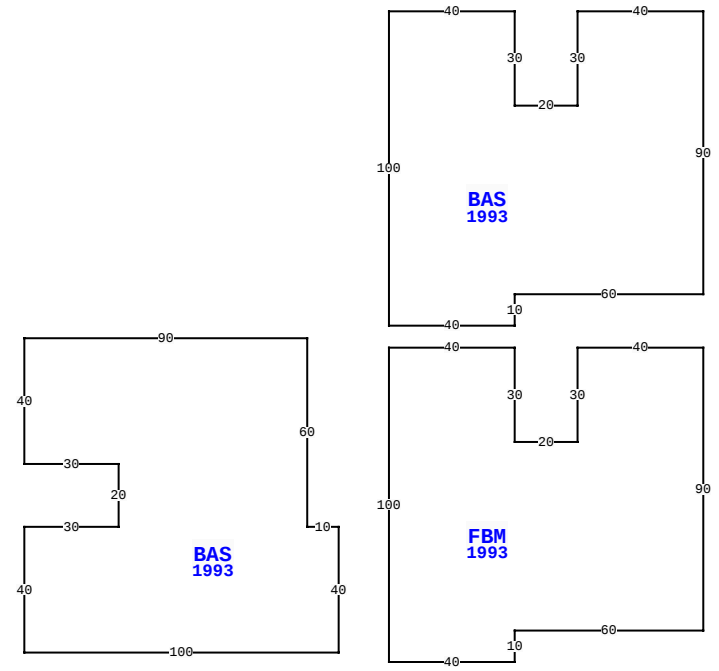




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	22	PRECAST PN 100	1701	04	23,760	107.4744	152.61	3,626,014	1962	1962	0	0	0	80.00	20.00	STANDARD																			
Roof Structur	10	STEEL FRME 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 23760 HX Base Yr																			
Roof Cover	04	BUILT-UP 100														VALUATION BY																			
Interior Wall	04	PLYWOOD 50														Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 50														BUILDING MARKET VALUE										6,213,615									
Interior Floo	14	CARPET 100														TOTAL MARKET OB/XF VALUE										900,868									
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET										126,000									
Air Condition	01	NONE 100														TOTAL MARKET VALUE										7,240,483									
Heating Type	06	STEAM 100														SOH/AGL Deduction										1,640,408									
Fixtures	19	100														ASSESSED VALUE										5,600,075									
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE										12 5,600,075									
Common Wall	60	100														BASE TAXABLE VALUE										0									
Story Height	20	100	TOTAL JUST VALUE										7,240,483																						
RMS	1	100	NCON VALUE										0																						
Stories	0	0 100	INCOME VALUE																																
Units	0	0 100	PREVIOUS YEAR MKT VALUE										5,584,664																						
BUD8 Adjustme	03	DIST HI 100																																	
Occupancy	00	NONE 100																																	
Quality	05	Quality Level 05																																	
DOR CODE	8800	FEDERAL																																	
MAP NUM		MKT AREA	06																																
NEIGHBORHOOD/LOC	6001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	8,800	100	8,800	268,594																															
BAS	8,800	100	8,800	268,594																															
FBM	8,800	70	6,160	188,016																															
TOTALS	26,400		23,760	725,203																															
EXTRA FEATURES					37075 AVIATION LN, 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																		
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980																			
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1980	1980	3	100	10,000																			
3	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	1980	1980	3	100	4,500																			
4	0972	ST LGHT UN	0	0	0	0	30.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	15,180																			
5	0431	CL FNC 8B	0	0	0	0	5,640.00	LF	12.50	12.50	100	1980	1980	3	20	14,100																			
6	1050	TOWER-COMM	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	3	100	60,000																			
7	0506	FLAGPOLE B	0	0	0	0	60.00	LF	100.00	100.00	100	1980	1980	3	20	1,200																			
8	0463	FENCE GATE	0	0	0	0	30.00	UT	300.00	300.00	100	1980	1980	3	20	1,800																			
10	0980	TANK	0	0	0	0	1.00	UT	33,000.00	33,000.00	100	1980	1980	3	20	6,600																			
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1980	1980	3	100	30,000																			
LAND DESCRIPTION					TOTAL OB/XF										144,360																				
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	008800	C	FEDERAL	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	126,000																		
REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS																																			

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		28	GLASS THRM 100		8901	04	34,519	74.6100	129.08	4,455,713	1962	1962		0	0	0	50.00	50.00	VALUATION BY		STANDARD																					
Roof Structur		10	STEEL FRME 100		2 GOVT BLDG - 0% - 0										Heated Area: 34519										HX Base Yr																	
Roof Cover		04	BUILT-UP 100		80 160 80 FBM 1993 80 160 80 BAS 1993 80 159 80 BAS 1993																				Tax Group: 3										Tax Dist:							
Interior Wall		04	PLYWOOD 50												BUILDING MARKET VALUE										6,213,615																	
Interior Wall		05	DRYWALL 50												TOTAL MARKET OB/XF VALUE										900,868																	
Interior Floo		14	CARPET 100		TOTAL LAND VALUE - MARKET										126,000																											
Ceiling		01	FIN.SUSPD 100		TOTAL MARKET VALUE										7,240,483																											
Air Condition		01	NONE 100		SOH/AGL Deduction										1,640,408																											
Heating Type		06	STEAM 100		ASSESSED VALUE										5,600,075																											
Fixtures		12	100		TOTAL EXEMPTION VALUE										12								5,600,075																			
Frame		05	STEEL 100		BASE TAXABLE VALUE										0																											
Common Wall			60 100		TOTAL JUST VALUE										7,240,483																											
Story Height			0 100		NCON VALUE										0																											
RMS			1 100		INCOME VALUE																																					
Stories		0	0 100		PREVIOUS YEAR MKT VALUE										5,584,664																											
Units		0	0 100																																							
BUD8 Adjustme		03	DIST HI 100																																							
Occupancy		00	NONE 100																																							
Quality		03	Quality Level 03																																							
DOR CODE		8800	FEDERAL																																							
MAP NUM			MKT AREA												06																											
NEIGHBORHOOD/LOC		6001	00																																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS		12,759	100	12,759	823,466																																					
BAS		12,800	100	12,800	826,112																																					
FBM		12,800	70	8,960	578,279																																					
TOTALS		38,359		34,519	2,227,856																																					
EXTRA FEATURES					37075 AVIATION LN, HILLIARD										BLD DATE					LGL DATE																						
															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																									
12	0940	SHEDS/PORT	0	0	0	0	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608																										
13	0511	GARAGE CB-	0	0	0	0	300.00	SF	40.00	40.00	100	1980	1980	3	35	4,200																										
14	0803	ASPHALT C	0	0	0	0	16,800.00	SF	2.00	2.00	100	1980	1980	3	50	16,800																										
15	0803	ASPHALT C	0	0	0	0	16,000.00	SF	2.00	2.00	100	1980	1980	3	50	16,000																										
17	1131	REINFR 8	0	0	120	4	480.00	SF	6.30	6.30	100	1980	1980	3	75	2,268																										
18	0980	TANK	0	0	0	0	2.00	UT	250.00	250.00	100	1980	1980	3	20	100																										
19	0810	CONCRETE A	0	0	0	0	25.00	SF	6.50	6.50	100	1980	1980	3	35	57																										
20	0810	CONCRETE A	0	0	0	0	1,000.00	SF	6.50	6.50	100	1980	1980	3	35	2,275																										
21	0964	HALON SYST	0	0	0	0	23,760.00	SF	50.00	50.00	100	1980	1980	3	60	712,800																										
22	0980	TANK	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	20	400																										
LAND DESCRIPTION										TOTAL OB/XF										756,508																						
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																		

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 8									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY													
Exterior Wall	22	PRECAST PN 100	1701	04	3,400	71.0424	100.88	342,992	1970	1970	0	0	0	80.00	20.00	STANDARD													
Roof Structure	10	STEEL FRME 100	3 OFFICE 1&2 - 0% - 0										Heated Area: 3400					HX Base Yr											
Roof Cover	04	BUILT-UP 100	40 50 50 40 BAS 1993 40 50 50 40 FBM 1993																										
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floor	06	VINYL ASB 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	01	NONE 100																											
Heating Type	06	STEAM 100																											
Fixtures	9	100																											
Frame	05	STEEL 100																											
Common Wall		60 100																											
Story Height		0 100																											
RMS		1 100																											
Stories	0	0 100																											
Units		0 100																											
BUD8 Adjustme	03	DIST HI 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	8800	FEDERAL																											
MAP NUM		MKT AREA		06																									
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,000	100	2,000	40,352																									
FBM	2,000	70	1,400	28,246																									
TOTALS		4,000	3,400	68,598																									
EXTRA FEATURES					37075 AVIATION LN, HILLIARD										BLD DATE					LGL DATE									
															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													

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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		15	CONC BLOCK 50		4803	06	2,775	92.9504	44.15	122,516	1962	1962	0	0		0 80.00	20.00	VALUATION BY		STANDARD																	
Exterior Wall		19	COMMON BRK 50		5 STOR WAREH - 0% - 0										Heated Area: 1950				HX Base Yr				Tax Group: 3		Tax Dist:												
Roof Structure		01	FLAT 100		BAS 1993 CLP 1993										65		55		25		25																
Roof Cover		04	BUILT-UP 100												30		100		5		55																
Interior Wall		04	PLYWOOD 50												65		25		5		55																
Interior Wall		05	DRYWALL 50												30		100		5		55																
Interior Floor		03	CONC FINSH 100												65		25		5		55																
Ceiling		01	FIN.SUSPD 100												30		100		5		55																
Air Condition		01	NONE 100												65		25		5		55																
Heating Type		06	STEAM 100												30		100		5		55																
Plumbing			4 100												65		25		5		55																
Frame		03	MASONRY 100												30		100		5		55																
Common Wall			30 100		65		25		5		55																										
Story Height			20 100		30		100		5		55																										
RMS			1 100		65		25		5		55																										
Stories		0	0 100		30		100		5		55																										
Class		00	. 100		65		25		5		55																										
Units		0	0 100		30		100		5		55																										
Quality Adjustme		03	03		03		03		03		03		03		03		03		03																		
DOR CODE		8800	FEDERAL																																		
MAP NUM			MKT AREA				06																														
NEIGHBORHOOD/LOC		6001.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,950		100		1,950		17,219																													
CLP		1,375		60		825		7,285																													
TOTALS		3,325				2,775		24,503																													
EXTRA FEATURES										37075 AVIATION LN, HILLIARD										BLD DATE				LGL DATE													
																				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																			

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