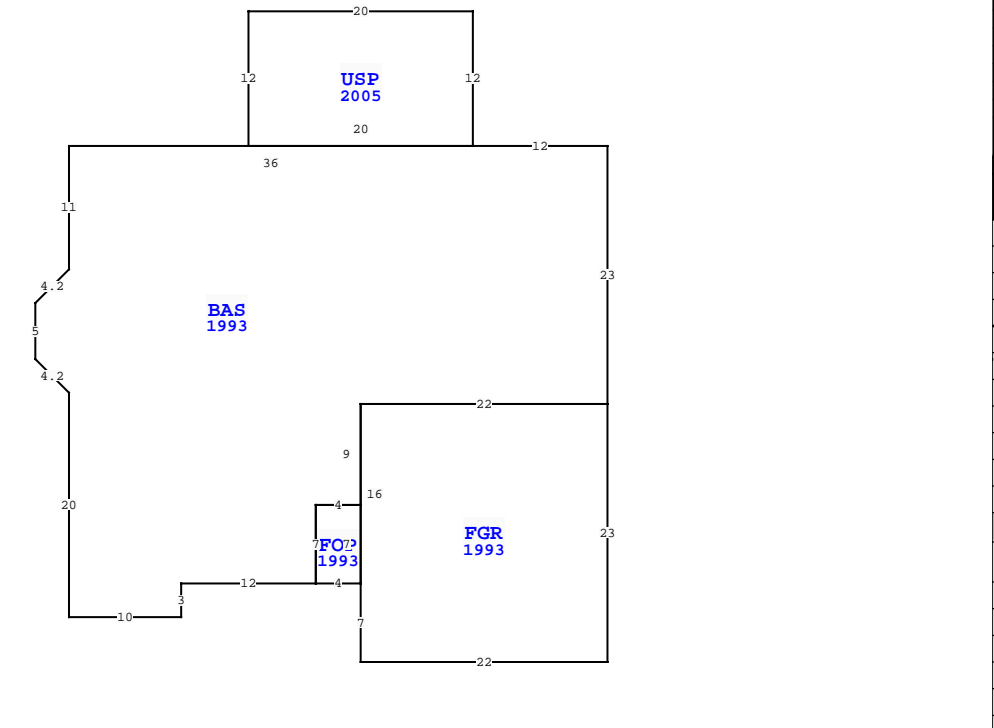


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,904	113.1900	102.15	194,494	1992	1992	0	0	0	22.50	77.50		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		150,733	
TOTAL MARKET OB/XF VALUE		23,123	
TOTAL LAND VALUE - MARKET		55,200	
TOTAL MARKET VALUE		229,056	
SOH/AGL Deduction		81,460	
ASSESSED VALUE		147,596	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		97,596	
TOTAL JUST VALUE		229,056	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,768	



Quality		04 Quality Level 04		
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	1,546	122,391
FGR	506	55	278	22,008
FOP	28	30	8	633
USP	240	30	72	5,700
TOTALS	2,320		1,904	150,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941155	SWIM POOL	16,975	06/01/1994
7617	NEW CONSTR	59,900	10/17/1991
6254	GARAGE	6,630	01/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1191	3/21/2016	SW	U	I	12	190,000

EXTRA FEATURES														151025 CR 108, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0 100	0	0	598.00	SF	5.20	5.20	100	1992	1992	3	66	2,052	
3	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	35.00	100	1990	1990	3	20	2,688	
4	0812	CONCRETE C	0 100	0	0	938.00	SF	4.00	4.00	100	1994	1994	3	70	2,626	
5	0866	POOL FIBER	0 100	32	18	576.00	SF	72.00	72.00	100	1996	1996	3	20	8,294	
6	0845	KOOL DECK	0 100	0	0	536.00	SF	7.25	7.25	100	1996	1996	3	73	2,837	
9	0810	CONCRETE A	0 100	0	0	352.00	SF	6.50	6.50	100	2007	2007	3	89	2,036	

GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BAKER JASON D & KRY						
2007/0123	10/05/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 USP=[YR=2005] N12 W20 S12 E20\$ W36 S11 L3 D3 S5 R3 D3 S20 E10 N3 E12 FOP=[YR=1993] E4 FGR=[YR=1993] S7 E22 N23 W22 S16\$ N7 W4 S7\$ N7 E4 N9 E22 N23\$.	

LAND DESCRIPTION														TOTAL OB/XF 23,123										
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,200							