



| 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            |                  | 30          | VINYL 90         |                      | 0820                                                                             | 02    | 1,789     | 123.6000    | 80.34                   | 143,728            | 1992    | 1992        | 0    | 0      | 0                 | 70.00 | 30.00  | VALUATION BY      |           | STANDARD               |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 20          | FACE BRICK 10    |                      | 1 M/H 93- - 100% - 1993                                                          |       |           |             |                         |                    |         |             |      |        | Heated Area: 1612 |       |        |                   |           |                        |  |  |          |  | HX Base Yr 1993           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |                      | <div><div>UCP<br/>2012</div><div>BAS<br/>1993</div><div>PTO<br/>1993</div></div> |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | Tax Group: 4              |  | Tax Dist: |  |        |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 12          | MODULAR MT 100   |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | BUILDING MARKET VALUE     |  | 43,118    |  |        |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | TOTAL MARKET OB/XF VALUE  |  | 2,686     |  |        |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 14          | CARPET 90        |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | TOTAL LAND VALUE - MARKET |  | 30,000    |  |        |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 08          | SHT VINYL 10     |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | TOTAL MARKET VALUE        |  | 75,804    |  |        |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | SOH/AGL Deduction         |  | 38,978    |  |        |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | ASSESSED VALUE            |  | 36,826    |  |        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3           | 100              |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | TOTAL EXEMPTION VALUE     |  | HX HB     |  | 25,000 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2           | 100              |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | BASE TAXABLE VALUE        |  | 11,826    |  |        |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  | TOTAL JUST VALUE          |  | 75,804    |  |        |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |                      | NCON VALUE                                                                       |       | 0         |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0           | 100              |                      | INCOME VALUE                                                                     |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100      |                      | PREVIOUS YEAR MKT VALUE                                                          |       | 64,785    |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03 |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0200        | MOBILE HOME      |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |                      | 09                                                                               |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001.00     |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,612            | 100         | 1,612            | 38,852               |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| PTO                      | 188              | 5           | 9                | 217                  |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| UCP                      | 840              | 20          | 168              | 4,049                |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                  |                      | 2,640                                                                            |       | 1,789     | 43,118      | 17313 BELL RD, HILLIARD |                    |         |             |      |        |                   |       |        |                   | BLD DATE  |                        |  |  | LGL DATE |  | 06/13/2023                |  | MLU       |  |        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        | 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 |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB  | 0 100            | 0                    | 0                                                                                | 1.00  | UT        | 3,500.00    | 3,500.00                | 100                | 1992    | 1992        | 3    | 74     | 2,590             |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
| 4                        | 1242             | WD DECK A   | 0 100            | 8                    | 8                                                                                | 64.00 | SF        | 7.50        | 7.50                    | 100                | 1993    | 1993        | 3    | 20     | 96                |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                  |       |           |             |                         |                    |         |             |      |        |                   |       |        |                   |           |                        |  |  |          |  |                           |  |           |  |        |  |  |  |  |  |  |  |  |  |