



| 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  | PAGE 1 of 2            |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 26               | AL SIDING 100  | 0100                    | 01                   | 920                | 97.0000     | 87.54          | 80,537         | 1928        | 1940           | 0         | 0        | 0           | 41.00   | 59.00                  | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 2 SINGLE FAM - 0% - 0   |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 811      |            |                             |      |         |      |     |    |        |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 100     |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 01               | NONE 100       |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 02               | CONVECTION 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 1                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 1                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                              | 03               | DIST HI 100    |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  |                | 03                      | Quality Level 03     |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  |                | 0100                    | SINGLE 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                                                                                                                                        | 811              | 100            | 811                     | 41,887               |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| FEP                                                                                                                                        | 136              | 80             | 109                     | 5,630                |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 947                     | 920                  | 47,517             |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 36798 PINE ST, 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                                                                                                                                          | 0866             | POOL FIBER     | 0                       | 0                    | 16                 | 28          | 448.00         | SF             | 72.00       | 72.00          | 100       | 1982     | 1982        | 3       | 20                     | 6,451                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0845             | KOOL DECK      | 0                       | 0                    | 95                 | 6           | 570.00         | SF             | 7.25        | 7.25           | 100       | 1982     | 1982        | 3       | 41                     | 1,694                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 0510             | GARAGE WD-     | 0                       | 0                    | 22                 | 34          | 748.00         | SF             | 35.00       | 35.00          | 100       | 1986     | 1986        | 3       | 20                     | 5,236                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0811             | CONCRETE B     | 0                       | 0                    | 0                  | 0           | 834.00         | SF             | 5.20        | 5.20           | 100       | 1985     | 1985        | 3       | 49.5                   | 2,147                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                          | 0680             | POLE SHED      | 0                       | 0                    | 9                  | 16          | 144.00         | SF             | 10.00       | 10.00          | 100       | 1980     | 1980        | 3       | 20                     | 288                   |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                          | 0350             | CARPORT WD     | 0                       | 0                    | 22                 | 36          | 792.00         | SF             | 10.01       | 10.01          | 100       | 1975     | 1975        | 3       | 20                     | 1,586                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                          | 0528             | GLASS ROOM     | 0                       | 0                    | 24                 | 40          | 960.00         | SF             | 45.00       | 45.00          | 100       | 1982     | 1982        | 3       | 20                     | 8,640                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                         | 0940             | SHEDS/PORT     | 0                       | 0                    | 12                 | 8           | 96.00          | SF             | 30.00       | 30.00          | 100       | 1990     | 1990        | 3       | 20                     | 576                   |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 11                                                                                                                                         | 0681             | POLE SHED      | 0                       | 0                    | 20                 | 20          | 400.00         | SF             | 15.00       | 15.00          | 100       | 1990     | 1990        | 3       | 20                     | 1,200                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 12                                                                                                                                         | 0681             | POLE SHED      | 0                       | 0                    | 24                 | 20          | 480.00         | SF             | 15.00       | 15.00          | 100       | 1990     | 1990        | 3       | 20                     | 1,440                 |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF             |                      |                    |             |                |                |             |                |           |          | 29,258      |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 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               | 0                    | 0006               |             | 0.00           | 0.00           | 3.00        | AC             |           | 1.00     | 1.00        | 1.00    | 18,000.00              | 18,000.00             | 54,000     |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/06/2018 BY TW Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS |                  |                |                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |                             |      |         |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |

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