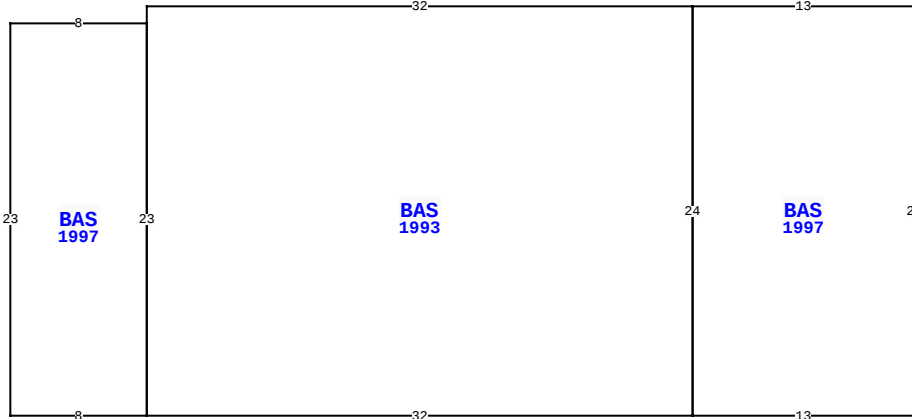




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100		0100	01	1,264	75.5820	68.21	86,217	1963	1963	0	0	0	22.00	78.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		3 SINGLE FAM - 0% - 0										Heated Area: 1264					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover	01	MINIMUM 100																						BUILDING MARKET VALUE		104,812							
Interior Wall	01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE		2,070							
Interior Floo	08	SHT VINYL 50																						TOTAL LAND VALUE - MARKET		324,880							
Interior Floo	09	PINE WOOD 50																						TOTAL MARKET VALUE		176,355							
Air Condition	02	WINDOW 100																						SOH/AGL Deduction		34,923							
Heating Type	02	CONVECTION 100																						ASSESSED VALUE		141,432							
Bedrooms		3 100																						TOTAL EXEMPTION VALUE		0							
Bathrooms		1 100																						BASE TAXABLE VALUE		141,432							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE		431,762							
Stories	1.	1. 100																						NCON VALUE		0							
Units		0 100																						INCOME VALUE									
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE		114,508							
Occupancy	00	NONE 100																															
Quality		02 Quality Level 02																															
DOR CODE		5000 IMPROVED AG																															
MAP NUM				MKT AREA		05																											
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	768	100	768	40,860																													
BAS	184	100	184	9,790																													
BAS	312	100	312	16,600																													
TOTALS		1,264		1,264		67,249																											
EXTRA FEATURES				475097 MIDDLE RD, HILLIARD										BLD DATE				LGL DATE		05/19/2023		MLU											
														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																	
3	0510	GARAGE WD-	0	0	20	16		320.00	SF	26.95					2,070																		

TAYLOR EDWARD EST
C/O CLIFFORD ALBERTIE, 474991 MIDDLE ROAD
HILLIARD, FL 32046-6223

2023

[illegible]

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