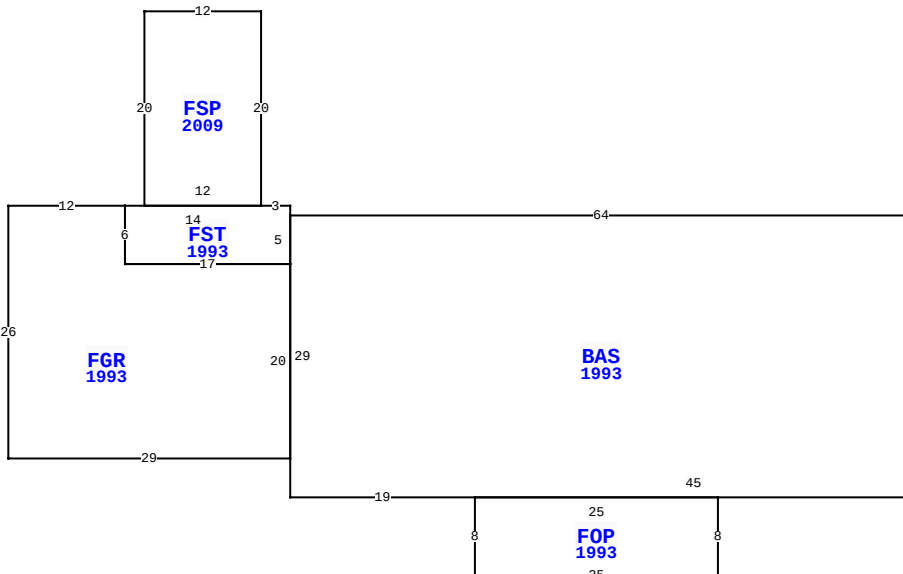


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 100			0100	01	2,427	139.2776	125.70	305,074	1974	1985	0	0	0	28.50	71.50	VALUATION BY												
Roof Structur	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 1975												Heated Area: 1856				HX Base Yr 1975				STANDARD					
Roof Cover	03	COMP SHNGL 100																	Tax Group: 4				Tax Dist:				218,128			
Interior Wall	04	PLYWOOD 50																	BUILDING MARKET VALUE				23,329							
Interior Wall	05	DRYWALL 50																	TOTAL MARKET OB/XF VALUE				115,000							
Interior Floo	14	CARPET 60																	TOTAL LAND VALUE - MARKET				278,217							
Interior Floo	11	CLAY TILE 40																	TOTAL MARKET VALUE				137,370							
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction				140,847							
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE				55,000							
Bedrooms		3 100																	TOTAL EXEMPTION VALUE				HX HB WX 85,847							
Bathrooms		2.5 100																	BASE TAXABLE VALUE				356,457							
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE				NCON VALUE 0							
Stories	1.	1. 100			INCOME VALUE				PREVIOUS YEAR MKT VALUE 233,028																					
Units		0 100																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality	05	Quality Level 05																												
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	1,856	100	1,856	166,809																										
FGR	652	55	359	32,265																										
FOP	200	30	60	5,393																										
FSP	240	40	96	8,628																										
FST	102	55	56	5,033																										
TOTALS					3,050		2,427	218,128											BLD DATE		LGL DATE									
EXTRA FEATURES					49117 PATE DR, HILLIARD										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														
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715															
2	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	1980	1980	3	35	437															
3	0861	POOL GUNIT	0 100	0	0	540.00	SF	85.00	85.00	100	1980	1980	3	20	9,180															
4	0812	CONCRETE C	0 100	0	0	2,514.00	SF	4.00	4.00	100	1990	1990	3	62	6,235															
5	9001	CONTANR 40	0 100	0	0	1.00	UT	1,400.00	1,400.00	100	1990	1990	3	100	1,400															
6	0845	KOOL DECK	0 100	0	0	690.00	SF	7.25	7.25	100	1985	1985	3	49.5	2,476															
7	0803	ASPHALT C	0 100	0	0	1,886.00	SF	2.00	2.00	100	2000	2000	3	50	1,886															
LAND DESCRIPTION																	TOTAL OB/XF 23,329													
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000													
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760													
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000													
REVIEW DATE 07/31/2020 BY KBA Total Acres: 5.00 Total Land Value: 36,760 Market: 80,000 Agricultural: 1,760 Common: 35,000 PRINTED 08/02/2023 BY SYS																														