

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	9001.00	09

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	155,776
BAS	90	100	90	7,489
BAS	908	100	908	75,558
BAS	1,910	100	1,910	158,937
FOP	28	30	8	666
FOP	160	30	48	3,994
FOP	402	30	121	10,068
FOP	1,148	30	344	28,626
FUS	584	100	584	48,597
UAT	1,006	10	101	8,405
TOTALS	9,548		6,644	552,870

** This building has 12 Sub-Areas

3692 MONITOR TR, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/15/2023 MLU

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	0861	POOL GUNIT	0	100	0	0	454.00	SF	85.00	85.00	100	2019	2019	3	93	35,889	
2	0855	CONC PAVER	0	100	0	0	989.00	SF	6.50	6.50	100	2019	2019	3	99	6,364	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2019	2019	3	96	1,659	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
8	0812	CONCRETE C	0	100	45	24	1,080.00	SF	4.00	4.00	100	2002	2002	3	83	3,586	

TOTAL OB/XF 48,074

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	0006	OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,500							
2	009530	C	POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	005501	A	TIMB2-2 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	540.00	540.00	1,620							
5	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 07/21/2021 BY TWA

Total Acres: 8.95 Total Land Value: 65,570

Market: 95,000

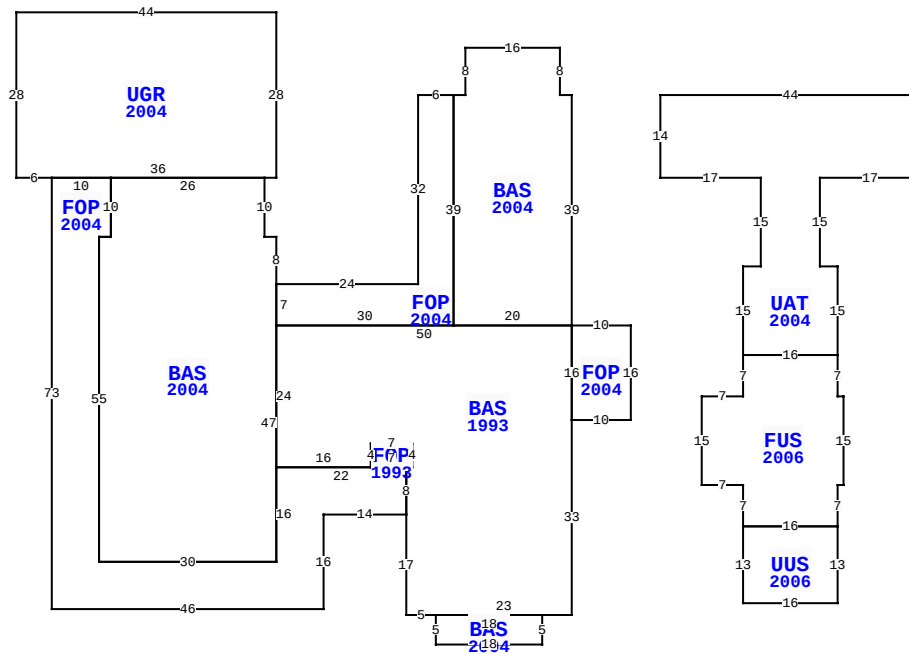
Agricultural: 2,070

Common: 63,500

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	6,644	105.0700	94.83	630,051	1986	1997	0	0	0 12.25	87.75
1 SINGLE FAM - 100% - 2016 Heated Area: 5364 HX Base Yr 2016											



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		552,870
TOTAL MARKET OB/XF VALUE		48,074
TOTAL LAND VALUE - MARKET		158,500
TOTAL MARKET VALUE		666,514
SOH/AGL Deduction		300,517
ASSESSED VALUE		366,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,997
TOTAL JUST VALUE		759,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000028	REPAIR/RRF	68,000	01/03/2023
19007097	SWIM POOL	28,000	07/02/2019
P036986	NEW CONSTR	0	08/01/2003
R035113	GARAGE	9,000	01/05/2003
7779	MH MOVE-ON	7,000	04/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1210	10/18/2016	WD	U	I	11	100
GRANTOR: HINSON JOSHUA						
GRANTEE: HINSON JOSHUA & TIF						
1960/0073	1/26/2015	SW	U	I	12	226,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HINSON JOSHUA						

BUILDING NOTES

BAS=[YR=2004] W2 N8 W16 S8 W2 FOP=[YR=2004] W6 S32 W24
BAS=[YR=2004] N8 W2 N10 UGR=[YR=2004] E2 N28 W44 S28 E6
FOP=[YR=2004] S73 E46 N16 E14BAS=[YR=1993] S17 E5
BAS=[YR=2004] S5 E18 N5 W18 \$ E23 N33 FOP=[YR=2004] E10 N16
W10 S16 \$ N16 W50 S24 E16 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7
S4 W1 S8 \$ N8 W22 S16 W30 N55 E2 N10 W10 \$ E36\$ W26 S10 W2
S55 E30 N47 \$ S7 E30 N39 \$ S39 E20 N39 \$ PTR= E15
UAT=[YR=2004] E44 S14 W17 S15 E3 S15 FUS=[YR=2006] S7 E1 S15
W1 S7 UUS=[YR=2006] S13 W16 N13 E16\$ W16 N7 W7 N15 E7 N7 E16\$
W16 N15 E3 N15 W17 N14\$ W15\$.