



| 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 1 6     |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                         | 15               | CONC BLOCK 100   |                      | 0100                       | 01   | 2,763     | 101.5680    | 91.67          | 253,284        | 1963           | 1982      | 0        | 0           | 0       | 20.00      | 80.00                  | VALUATION SUMMARY |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                         | 03               | GABLE/HIP 100    |                      | 1 SINGLE FAM - 100% - 1995 |      |           |             |                |                |                |           |          |             |         |            |                        |                   | Heated Area: 2352           |      |         |      |     |    |        |  |  |  |  |  |  |  | HX Base Yr 1995 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                            | 12               | MODULAR MT 100   |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | VALUATION BY                |      |         |      |     |    |        |  |  |  |  |  |  |  | STANDARD        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                         | 05               | DRYWALL 90       |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | Tax Group: 6                |      |         |      |     |    |        |  |  |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                         | 04               | PLYWOOD 10       |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | BUILDING MARKET VALUE       |      |         |      |     |    |        |  |  |  |  |  |  |  | 202,627         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                         | 13               | LVT/LAMMT 50     |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | TOTAL MARKET OB/XF VALUE    |      |         |      |     |    |        |  |  |  |  |  |  |  | 47,158          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                         | 14               | CARPET 50        |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | TOTAL LAND VALUE - MARKET   |      |         |      |     |    |        |  |  |  |  |  |  |  | 163,000         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                         | 03               | CENTRAL 100      |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | TOTAL MARKET VALUE          |      |         |      |     |    |        |  |  |  |  |  |  |  | 282,865         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                          | 04               | AIR DUCTED 100   |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | SOH/AGL Deduction           |      |         |      |     |    |        |  |  |  |  |  |  |  | 176,668         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                              | 3                | 100              |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | ASSESSED VALUE              |      |         |      |     |    |        |  |  |  |  |  |  |  | 106,197         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                             | 1                | 100              |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | TOTAL EXEMPTION VALUE       |      |         |      |     |    |        |  |  |  |  |  |  |  | HX HB WX 55,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                                 | 03               | MASONRY 100      |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   | BASE TAXABLE VALUE          |      |         |      |     |    |        |  |  |  |  |  |  |  | 51,197          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                               | 1.               | 1. 100           |                      | TOTAL JUST VALUE           |      |           |             |                |                |                |           |          |             |         |            |                        |                   | 412,785                     |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                                 | 0                | 100              |                      | NCON VALUE                 |      |           |             |                |                |                |           |          |             |         |            |                        |                   | 0                           |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                         | 06               | DIST 1D 100      |                      | INCOME VALUE               |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                             | 00               | NONE 100         |                      | PREVIOUS YEAR MKT VALUE    |      |           |             |                |                |                |           |          |             |         |            |                        |                   | 198,844                     |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                               | 06               | Quality Level 06 |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                              | 5000             |                  |                      | IMPROVED AG                |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                               |                  |                  |                      | MKT AREA                   |      |           | 09          |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                      | 9003.00          |                  |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                             | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA         | SUBAREA MARKET VALUE       |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                                   | 1,680            | 100              | 1,680                | 123,205                    |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                                   | 672              | 100              | 672                  | 49,282                     |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FCP                                                                                                                                                   | 508              | 25               | 127                  | 9,314                      |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                                   | 120              | 30               | 36                   | 2,640                      |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                                   | 220              | 55               | 121                  | 8,874                      |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                                   | 168              | 5                | 8                    | 586                        |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                                   | 396              | 30               | 119                  | 8,727                      |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                                | 3,764            |                  | 2,763                | 202,627                    |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                        |                  |                  |                      | 4686 RIVER RD, 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             |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                     | 0511             | GARAGE CB-       | 0                    | 100                        | 24   | 40        | 960.00      | SF             | 40.00          | 40.00          | 100       | 1963     | 1963        | 3       | 20         | 7,680                  |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                     | 0680             | POLE SHED        | 0                    | 100                        | 12   | 40        | 480.00      | SF             | 10.00          | 10.00          | 100       | 1963     | 1963        | 3       | 20         | 960                    |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                     | 0681             | POLE SHED        | 0                    | 100                        | 56   | 56        | 3,136.00    | SF             | 15.00          | 15.00          | 100       | 2002     | 2002        | 3       | 32         | 15,053                 |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                     | 0680             | POLE SHED        | 0                    | 100                        | 32   | 12        | 384.00      | SF             | 7.50           | 7.50           | 100       | 1990     | 1990        | 3       | 20         | 576                    |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                     | 0202             | BARN WD 30       | 0                    | 0                          | 88   | 34        | 2,992.00    | SF             | 15.00          | 15.00          | 100       | 1994     | 1994        | 3       | 23         | 10,322                 |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                     | 0940             | SHEDS/PORT       | 0                    | 100                        | 10   | 9         | 90.00       | SF             | 30.00          | 30.00          | 100       | 2007     | 2007        | 3       | 35         | 945                    |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                                     | 0681             | POLE SHED        | 0                    | 100                        | 10   | 8         | 80.00       | SF             | 15.00          | 15.00          | 100       | 2007     | 2007        | 3       | 52         | 624                    |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                                     | 0861             | POOL GUNIT       | 0                    | 100                        | 27   | 15        | 405.00      | SF             | 85.00          | 85.00          | 100       | 1995     | 1995        | 3       | 20         | 6,885                  |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                                    | 0845             | KOOL DECK        | 0                    | 100                        | 0    | 0         | 788.00      | SF             | 7.25           | 7.25           | 100       | 1995     | 1995        | 3       | 72         | 4,113                  |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                      |                  |                  |                      | TOTAL OB/XF                |      |           |             |                |                |                |           |          |             |         |            |                        |                   | 47,158                      |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                        | 0004 | OR        | 0.00        | 0.00           | 1.00           | AC             |           | 1.00     | 1.00        | 1.00    | 30,000.00  | 30,000.00              | 30,000            |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                     | 006005           | A                | PAST/GRAZE           | 0                          |      |           | 0.00        | 0.00           | 7.00           | AC             |           | 1.00     | 1.00        | 1.00    | 440.00     | 440.00                 | 3,080             |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                     | 009910           | M                | MKT. VAL. AG         | 0                          |      |           | 0.00        | 0.00           | 7.00           | AC             |           | 1.00     | 1.00        | 1.00    | 19,000.00  | 19,000.00              | 133,000           |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/06/2020 BY TWA Total Acres: 8.00 Total Land Value: 33,080 Market: 133,000 Agricultural: 3,080 Common: 30,000 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                            |      |           |             |                |                |                |           |          |             |         |            |                        |                   |                             |      |         |      |     |    |        |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |  |