



| 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                     |                                    |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                              | 10               | ABOVE AVG 80                 | 0900                            | 01                   | 3,493              | 94.5576     | 112.29         | 392,229        | 2012        | 2012           | 0         | 0        | 0           | 4.60    | 95.40                           | VALUATION SUMMARY                  |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                              | 21               | STONE 20                     | 1 SNGL FAM - 100% - 2013        |                      |                    |             |                |                |             |                |           |          |             |         |                                 | Heated Area: 3309 HX Base Yr 2013  |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                              | 08               | IRREGULAR 100                |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | Tax Group: 6 Tax Dist:             |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100               |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | BUILDING MARKET VALUE 374,186      |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100                  |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | TOTAL MARKET OB/XF VALUE 71,395    |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                              | 12               | HARDWOOD 70                  |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | TOTAL LAND VALUE - MARKET 44,100   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                              | 11               | CLAY TILE 30                 |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | TOTAL MARKET VALUE 489,681         |            |                             |      |         |      |     |    |        |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100                  |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | SOH/AGL Deduction 211,313          |            |                             |      |         |      |     |    |        |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100               |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | ASSESSED VALUE 278,368             |            |                             |      |         |      |     |    |        |  |  |
| Bedrooms                                                                                                                                   | 3                | 100                          |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | TOTAL EXEMPTION VALUE HX HB 50,000 |            |                             |      |         |      |     |    |        |  |  |
| Bathrooms                                                                                                                                  | 2                | 100                          |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | BASE TAXABLE VALUE 228,368         |            |                             |      |         |      |     |    |        |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100               |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 | TOTAL JUST VALUE 489,681           |            |                             |      |         |      |     |    |        |  |  |
| Stories                                                                                                                                    | 0                | 0 100                        | NCON VALUE 0                    |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| Units                                                                                                                                      | 0                | 0 100                        | INCOME VALUE                    |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100                     | PREVIOUS YEAR MKT VALUE 443,029 |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| Quality                                                                                                                                    |                  | 01                           | Quality Level 01                |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| DOR CODE                                                                                                                                   |                  | 0100                         | SINGLE FAMILY                   |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| MAP NUM                                                                                                                                    |                  | MKT AREA                     |                                 |                      |                    |             |                |                |             |                |           |          |             |         | 09                              |                                    |            |                             |      |         |      |     |    |        |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 9001.00                      |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE                  | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| BAS                                                                                                                                        | 3,309            | 100                          | 3,309                           | 354,476              |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| DCK                                                                                                                                        | 154              | 10                           | 15                              | 1,607                |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                        | 276              | 30                           | 83                              | 8,891                |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                        | 285              | 30                           | 86                              | 9,213                |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                     |                  | 4,024                        | 3,493                           | 374,186              |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                             |                  | 19550 BLUE MOON DR, HILLIARD |                                 |                      |                    |             |                |                |             |                |           |          |             |         | BLD DATE<br>XF DATE<br>INC 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                                                                                                                                          | 0812             | CONCRETE C                   | 0                               | 100                  | 0                  | 0           | 1,753.00       | SF             | 4.00        | 4.00           | 100       | 2013     | 2013        | 3       | 95                              | 6,661                              |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                          | 0861             | POOL GUNIT                   | 0                               | 100                  | 0                  | 0           | 574.00         | SF             | 85.00       | 85.00          | 100       | 2021     | 2021        | 3       | 98                              | 47,814                             |            |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                          | 0855             | CONC PAVER                   | 0                               | 100                  | 0                  | 0           | 1,498.00       | SF             | 10.00       | 10.00          | 100       | 2021     | 2021        | 3       | 100                             | 14,980                             |            |                             |      |         |      |     |    |        |  |  |
| 4                                                                                                                                          | 0871             | POOL HTR R                   | 0                               | 100                  | 0                  | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2021     | 2021        | 3       | 97                              | 1,940                              |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                           |                  | TOTAL OB/XF                  |                                 |                      |                    |             |                |                |             |                |           |          |             |         | 71,395                          |                                    |            |                             |      |         |      |     |    |        |  |  |
| 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                       | 100                  | 0007               | OR          | 0.00           | 0.00           | 1.47        | AC             |           | 1.00     | 1.00        | 1.00    | 30,000.00                       | 30,000.00                          | 44,100     |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 03/09/2021 BY TW Total Acres: 1.47 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS |                  |                              |                                 |                      |                    |             |                |                |             |                |           |          |             |         |                                 |                                    |            |                             |      |         |      |     |    |        |  |  |