

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										7101 04 9,286 95.9310 161.40 1,498,760 1955 1955 0 0 0 24.00 76.00										VALUATION BY STANDARD									
Roof Structur 04 WOOD TRUSS 100										1 CHURCH - 0% - 0 Heated Area: 9034 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 1,160,825									
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET OB/XF VALUE 36,247									
Interior Floo 14 CARPET 100																				TOTAL LAND VALUE - MARKET 34,000									
Ceiling 01 FIN.SUSPD 100																				TOTAL MARKET VALUE 1,231,072									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 776,872									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 454,200									
Fixtures 8 100																				TOTAL EXEMPTION VALUE 02 454,200									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 0									
Story Height 18 100																				TOTAL JUST VALUE 1,231,072									
RMS 5 100																				NCON VALUE 0									
Stories 0 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 854,117									
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 7100 CHURCHES																													
MAP NUM MKT AREA 05																													
NEIGHBORHOOD/LOC 5001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,160 100 2,160 264,954																													
BAS 6,874 100 6,874 843,193																													
FOP 534 30 160 19,626																													
FST 60 50 30 3,680																													
UOP 25 20 5 613																													
UOP 72 20 14 1,718																													
UOP 216 20 43 5,274																													
TOTALS 9,941 9,286 1,139,058																													
EXTRA FEATURES										48143 EPHEBUS 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																													
1 0803 ASPHALT C 0 0 0 0 22,377.00 SF 2.00 2.00 100 1985 1985 3 50 22,377																													
2 0812 CONCRETE C 0 0 29 59 1,711.00 SF 4.00 4.00 100 1980 1980 3 35 2,395																													
3 0810 CONCRETE A 0 0 60 6 360.00 SF 6.50 6.50 100 1980 1980 3 35 819																													
4 0971 ST LGHT OV 0 0 0 0 2.00 UT 1,555.00 1,555.00 100 1985 1985 3 24 746																													
5 0801 ASPHALT A 0 0 19 3 57.00 SF 3.00 3.00 100 1985 1985 3 50 86																													
6 0940 SHEDS/PORT 0 0 10 10 100.00 SF 18.00 18.00 100 1970 1970 3 20 360																													
7 0751 UOP 0 0 10 10 100.00 SF 10.00 10.00 100 2016 2016 3 84 840																													
8 0510 GARAGE WD- 0 0 35 16 560.00 SF 35.00 35.00 100 2005 2005 3 44 8,624																													
LAND DESCRIPTION										TOTAL OB/XF 36,247																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 007100 C CHURCH 0 OR 0.00 0.00 4.00 AC 1.00 1.00 1.00 8,500.00 8,500.00 34,000																													
REVIEW DATE 02/25/2022 BY KK Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 08/02/2023 BY SYS																													

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