



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	840	100	16,464
UCP	240	20	941
TOTALS	1,080	888	17,405

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
1																											
1 GARAGE RES - 0% - 0 Heated Area: 840 HX Base Yr																											
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>840</td> <td>100</td> <td>840</td> <td>16,464</td> </tr> <tr> <td>UCP</td> <td>240</td> <td>20</td> <td>48</td> <td>941</td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	840	100	840	16,464	UCP	240	20	48	941
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	840	100	840	16,464																							
UCP	240	20	48	941																							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			17,405
TOTAL MARKET OB/XF VALUE			21,624
TOTAL LAND VALUE - MARKET			139,650
TOTAL MARKET VALUE			178,679
SOH/AGL Deduction			67,436
ASSESSED VALUE			111,243
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,243
TOTAL JUST VALUE			178,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17047	ELEC OTHER	0	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/0756	4/01/2005	WD	Q	V		88,000
GRANTOR: WATERS CHARLES C & TI						
GRANTEE: PACHECO TIMOTHY C &						
1107/1834	1/17/2003	WD	U	V	06	40,000
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: WATERS CHARLES C &						

EXTRA FEATURES																	
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
2	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2007	2007	3	52	13,104	
3	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2007	2007	3	35	2,520	
TOTALS													1,080	888	17,405		

BUILDING NOTES			
CR 108, HILLIARD			

BUILDING DIMENSIONS			
UCP=[YR=2020] W10 BAS=[YR=2020] W35 S24 E35 N24\$ S24 E10 N24\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	7.35	AC		1.00	1.00	1.00	19,000.00	19,000.00	139,650								