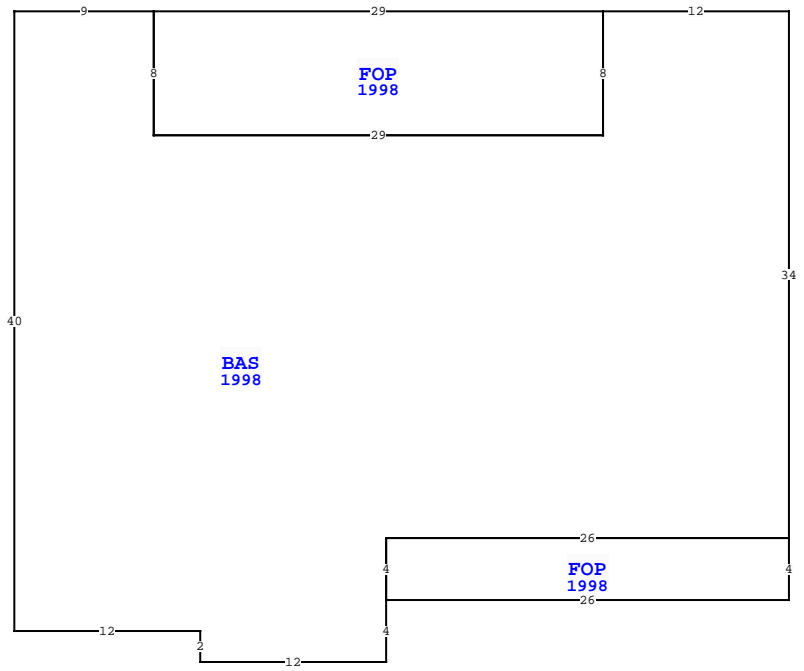


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
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	1,636	100	1,636	138,111
FOP	104	30	31	2,617
FOP	232	30	70	5,909
TOTALS	1,972		1,737	146,637

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,737	106.0000	95.66	166,161	1998	1998	0	0	0	11.75	88.25	
1 SINGLE FAM - 100% - 2005 Heated Area: 1636 HX Base Yr 2005													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			146,637
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			46,500
TOTAL MARKET VALUE			193,137
SOH/AGL Deduction			90,184
ASSESSED VALUE			102,953
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			52,953
TOTAL JUST VALUE			193,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985004	NEW CONSTR	71,904	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/1098	8/18/2004	WD Q	Q	I		123,000
GRANTOR: WEST RICHARD A JR & S						
GRANTEE: GARLAND ANTHONY W						
0768/1714	8/20/1996	WD Q	Q	V		9,500
GRANTOR: ROGERS JOHN R & MELAN						
GRANTEE: WEST RICHARD JR & S						

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
553474 US HWY 1, HILLIARD																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
06/13/2023 MLU																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W12 FOP=[YR=1998] W29 S8 E29 N8 \$ S8 W29 N8 W9 S40 E12 S2 E12 N4 FOP=[YR=1998] E26 N4 W26 S4 \$ N4 E26 N34 \$													

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	000115	C	SFR ACRES	100	0004	CG	0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500							