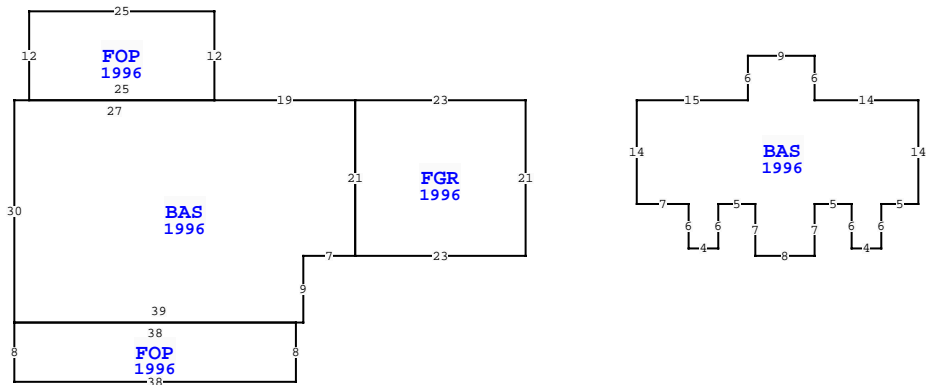


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,454	100.3500	119.17	292,443	1996	2006	0	0	12.00	88.00		
1 SNGL FAM - 100% - 1997 Heated Area: 2007 HX Base Yr 1997													



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	690	100	690	72,360
BAS	1,317	100	1,317	138,113
FGR	483	55	266	27,895
FOP	300	30	90	9,438
FOP	304	30	91	9,543
TOTALS	3,094		2,454	257,350

391691 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	5,600	
2	0810	CONCRETE A	0	100	16	23	368.00	SF	6.50	6.50	100	1996	1996	3	73	1,746	
3	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	2001	2001	3	82	1,631	
5	0532	STBL WD FL	0	100	0	0	1,296.00	SF	50.00	50.00	100	1999	1999	3	28	18,144	
6	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2002	2002	3	32	2,074	
7	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2006	2006	3	48	14,851	
10	0851	PATIO STON	0	100	0	0	1,052.00	SF	0.75	0.75	100	2006	2006	3	88	694	
11	0911	SCRN RM A	0	100	0	0	1,416.00	SF	17.50	17.50	100	2006	2006	3	31	7,682	
12	0351	CARPORT MT	0	100	40	22	880.00	SF	6.90	6.90	100	2020	2020	3	93	5,647	

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	0005		0.00	0.00	8.22	AC		1.00	1.00	1.80	19,000.00	34,200.00	281,124							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	257,350				
TOTAL MARKET OB/XF VALUE	58,069				
TOTAL LAND VALUE - MARKET	281,124				
TOTAL MARKET VALUE	596,543				
SOH/AGL Deduction	364,784				
ASSESSED VALUE	231,759				
TOTAL EXEMPTION VALUE	HX HB 50,000				
BASE TAXABLE VALUE	181,759				
TOTAL JUST VALUE	596,543				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	397,499				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001744	REPAIR/RRF	12,586	02/01/2022
17007791	REPAIR/RRF	13,345	12/11/2017
B0617019	SCRN RM	9,500	12/01/2006
B16474	SWIM POOL	20,346	07/01/2005
B97	NEW CONSTR	114,776	06/01/1997
B9602908	NEW CONSTR	107,000	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0744/1653	11/22/1995	WD	Q	V		41,100

GRANTOR: WADE D E
GRANTEE: STARUCH WALTER & NO

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1996] W23 BAS=[YR=1996] W19 FOP=[YR=1996] N12 W25 S12 E25\$ W27 S30 FOP=[YR=1996] S8 E38 N8 W38\$ E39 N9 E7 N21\$ S21 E23 N21\$ PTR= E15 BAS=[YR=1996] E15 N6 E9 S6 E14 S14 W5 S6 W4 N6 W5 S7 W8 N7 W5 S6 W4 N6 W7 N14 \$ W15 \$.