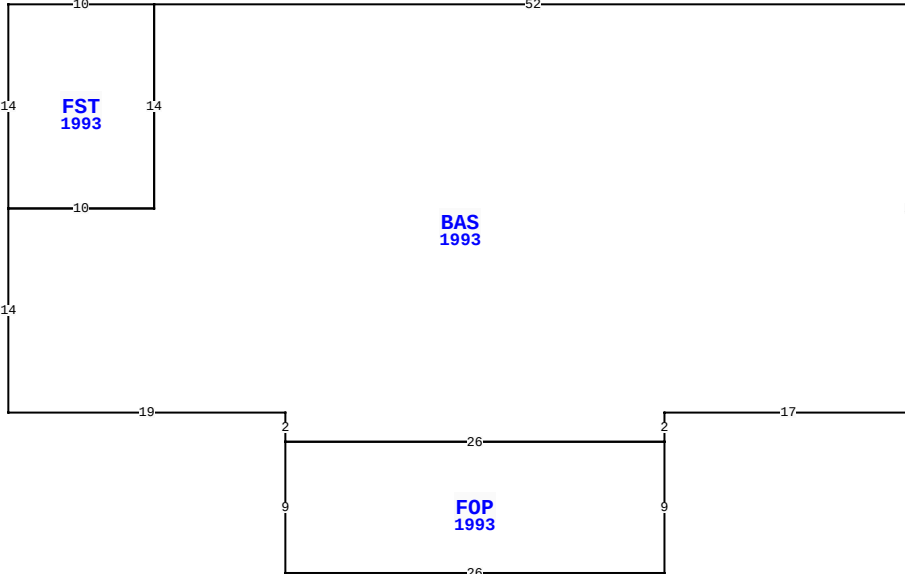




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 3																					
Exterior Wall	15	CONC BLOCK 100	0100	01	1,795	112.3100	101.36	181,941	1968	1988	0	0	0	17.00	83.00	VALUATION SUMMARY																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1648					HX Base Yr					VALUATION BY					STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4					Tax Dist:					1,470,996														
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					134,195																			
Interior Floo	11	CLAY TILE 70											TOTAL MARKET OB/XF VALUE					635,000																			
Interior Floo	14	CARPET 30											TOTAL LAND VALUE - MARKET					1,838,436																			
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					396,495																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					1,441,941																			
Bedrooms		2 100											TOTAL EXEMPTION VALUE					0																			
Bathrooms		1 100											BASE TAXABLE VALUE					1,441,941																			
Frame	03	MASONRY 100											TOTAL JUST VALUE					2,240,191																			
Stories	1.	1. 100											NCON VALUE					0																			
Units		0 100	INCOME VALUE																																		
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE					1,714,505																													
Occupancy	00	NONE 100																																			
Quality	05	Quality Level 05																																			
DOR CODE	5000	IMPROVED AG																																			
MAP NUM		MKT AREA																		09																	
NEIGHBORHOOD/LOC	9001.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,648	100	1,648	138,644																																	
FOP	234	30	70	5,889																																	
FST	140	55	77	6,478																																	
TOTALS	2,022		1,795	151,011																																	
EXTRA FEATURES					17130 HOLLEY OAKS LN, HILLIARD										BLD DATE					LGL DATE					06/13/2023					MLU							
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620																					
2	0812	CONCRETE C	0	0	0	0	1,600.00	SF	4.00	4.00	100	1997	1997	3	75	4,800																					
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720																					
4	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	2006	2006	3	48	16,128																					
5	0810	CONCRETE A	0	0	11	24	264.00	SF	6.50	6.50	100	2005	2005	3	87	1,493																					
6	0462	ST/AL FNC	0	0	186	0	744.00	SF	10.00	10.00	100	2009	2009	3	60	4,464																					
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	78	702																					
8	0861	POOL GUNIT	0	0	36	15	540.00	SF	85.00	85.00	100	2008	2008	3	56	25,704																					
9	0855	CONC PAVER	0	0	0	0	740.00	SF	10.00	10.00	100	2008	2008	3	90	6,660																					
10	0473	VF 3 RAIL	0	0	0	0	648.00	LF	7.50	7.50	100	2009	2009	3	78	3,791																					
LAND DESCRIPTION					TOTAL OB/XF										66,082																						
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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																				
2	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																				
3	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																				
4	005902	A	HARDWOOD SI	0			0.00	0.00	99.00	AC		1.00	1.00	1.00	175.00	175.00	17,325																				
5	005600	A	TIMBER 3 SI	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	410.00	410.00	8,200																				
6	006000	A	PAST1/HAY	0			0.00	0.00	63.00	AC		1.00	1.00	1.00	440.00	440.00	27,720																				
REVIEW DATE					05/31/2022	BY	TWA	Total Acres: 188.00					Total Land Value: 233,245					Market: 455,000					Agricultural: 53,245					Common: 180,000					PRINTED 08/02/2023 BY SYS				

REVIEW DATE 05/31/2022 BY TWA Total Acres: 188.00 Total Land Value: 233,245 Market: 455,000 Agricultural: 53,245 Common: 180,000 PRINTED 08/02/2023 BY SYS

[illegible]