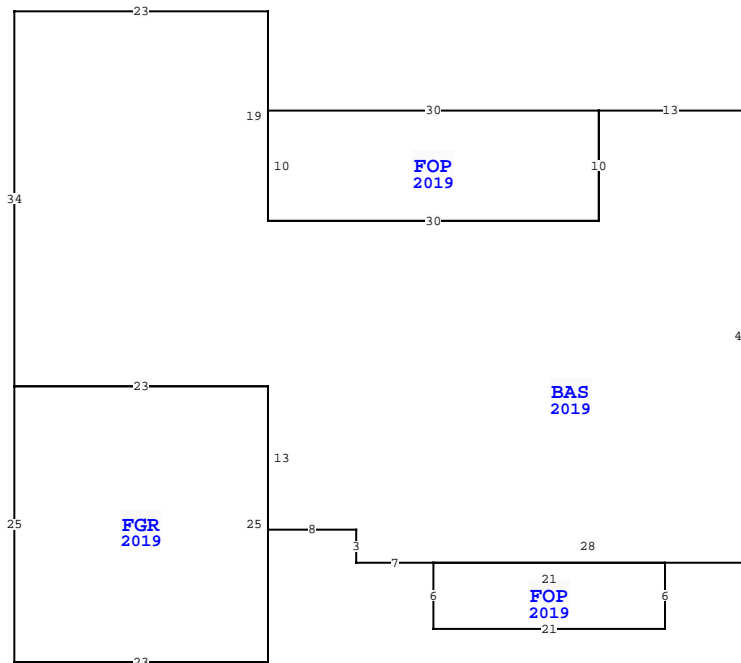


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 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	2,665	96.7680	114.91	306,235	2019	2019	0	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2020 Heated Area: 2221 HX Base Yr 2020													



Quality	01 Quality Level 01			
DOR CODE	6000 PASTURELAND 1			
MAP NUM	MKT AREA 09			
NEIGHBORHOOD/LOC	9011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2,221	252,663
FGR	575	55	316	35,949
FOP	126	30	38	4,323
FOP	300	30	90	10,239
TOTALS	3,222		2,665	303,173

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,494
TOTAL MARKET OB/XF VALUE			30,699
TOTAL LAND VALUE - MARKET			213,800
TOTAL MARKET VALUE			470,193
SOH/AGL Deduction			234,775
ASSESSED VALUE			235,418
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			185,418
TOTAL JUST VALUE			567,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012351	54X60 AG BARN	50	12/10/2020
19012165	CO ISSUED	0	11/25/2019
19004852	NEW CONSTR	315,284	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1937	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN A & CHRI						
GRANTEE: BLANTON JOSHUA W &						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

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	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0811	CONCRETE B	0	100	0	806.00	SF	5.20	5.20	100	2019	2019	3	99	4,149	
3	0202	BARN WD 30	0	100	54	3,240.00	SF	7.50	7.50	100	2020	2020	3	95	23,085	

371240 KINGS FERRY RD, HILLIARD										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	06/15/2023
										INC DATE		AG DATE	MLU
TOTAL OB/XF 30,699													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019] W13 FOP=[YR=2019] W30 S10 E30 N10\$ S10 W30 N19 W23 S34 FGR=[YR=2019] S25 E23 N25 W23\$ E23 S13 E8 S3 E7 FOP=[YR=2019] S6 E21 N6 W21\$ E28 N41\$.													

LAND DESCRIPTION														TOTAL OB/XF 30,699										
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	005000	C	RURAL HOME	100			0.00	0.00	5.69	AC		1.00	1.00	1.00	20,000.00	20,000.00	113,800							
2	006000	A	PAST1/HAY	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	100,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structure	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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000 PASTURELAND 1	
MAP NUM	MKT AREA	09
NEIGHBORHOOD/LOC	9011.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,240	100
TOTALS	3,240	3,240
SUBAREA MARKET VALUE		
20,321		

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
8600	01	3,240	26.6800	6.40	20,736	2021	2021	0	0	0	2.00	98.00					
2 BARNs - 100% - 2020																	
Heated Area: 3240																	
HX Base Yr 2020																	
371240 KINGS FERRY RD, HILLIARD																	
					BLD DATE						LGL DATE						
					XF DATE						LAND DATE	06/15/2023	MLU				
					INC DATE						AG DATE						

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
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Tax Group: 4	Tax Dist:		
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GRANTOR: DAVIS KYLE P/R							
GRANTEE: VANZANT JOHN A & CH							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W54 S60 E54 N60\$.

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

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	