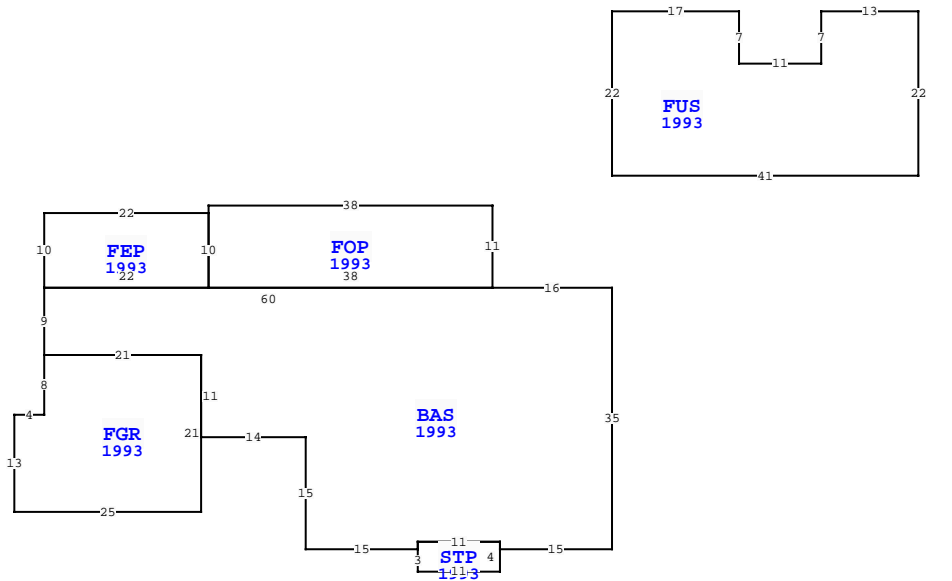


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	08	DECORATIVE	90
Interior Wall	06	CUST PANEL	10
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	7500	NON-PROFIT	SERVICE
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,893	100	1,893
FEP	220	80	176
FGR	493	55	271
FOP	418	30	125
FUS	825	100	825
STP	44	10	4
TOTALS	3,893		3,294
			296,309

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,294	101.3400	120.34	396,400	1972	1987	0	0	25.25	74.75
1 SNGL FAM - 0% - 0 Heated Area: 2718 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 12	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	2,839,445		
TOTAL MARKET OB/XF VALUE	603,811		
TOTAL LAND VALUE - MARKET	710,930		
TOTAL MARKET VALUE	4,154,186		
SOH/AGL Deduction	1,242,930		
ASSESSED VALUE	2,911,256		
TOTAL EXEMPTION VALUE	10	2,911,256	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	4,154,186		
NCON VALUE	579,006		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,549,837		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017566	NEW CONSTR	634,032	11/29/2022
21015916	POOL HOUSE	164,752	11/16/2021
21008636	SWIM POOL	271,300	07/01/2021
M951160	H/AC	0	06/01/1995
B941536	NEW CONSTR	650,000	12/01/1994
6758	CHNGE SRVC	5,000	06/18/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0861	POOL GUNIT	0	0	0	510.00	SF	85.00	85.00	100	1981
3	0812	CONCRETE C	0	0	0	14,861.00	SF	4.00	4.00	100	1988
5	0911	SCRN RM A	0	0	0	2,464.00	SF	17.50	17.50	100	1981
6	0990	TENNIS CRT	0	0	0	1.00	UT	7,500.00	7,500.00	95	1981
9	0845	KOOL DECK	0	0	0	1,408.00	SF	7.25	7.25	100	1981
14	0510	GARAGE WD-	0	0	24	28	SF	35.00	35.00	100	1973
15	0510	GARAGE WD-	0	0	12	20	SF	28.00	28.00	100	1988
16	0803	ASPHALT C	0	0	0	64,753.00	SF	2.00	2.00	100	1988
18	0424	CL FNC 6'	0	0	0	464.00	LF	20.00	20.00	100	1988

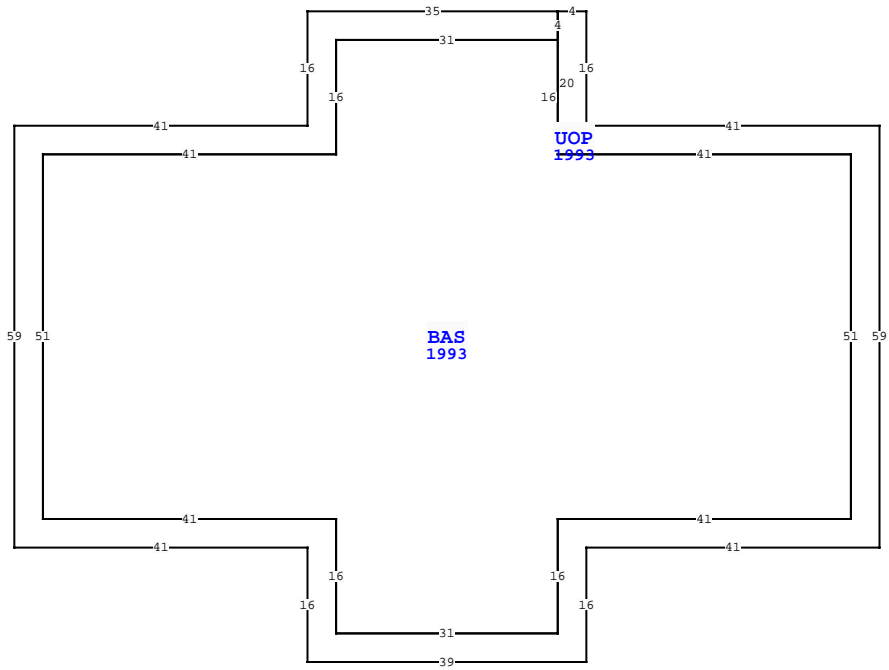
TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
137,110											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007070	C	MISC INSTITA	0		OR	0.00	0.00	129.26	AC	

TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.10	1.00	5,000.00	5,500.00	710,930							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FOP=[YR=1993] N11 W38 S1 FEP=[YR=1993] W22 S10 E22 N10 \$ S10 E38 \$ W60 S9 FGR=[YR=1993] S8 W4 S13 E25 N21 W21 \$ E21 S11 E14 S15 E15 STP=[YR=1993] S3 E11 N4 W11 S1 \$ N1 E11 S1 E15 N35 \$ PTR=N15 FUS=[YR=1993] N22 E17 S7E11 N7 E13 S22 W41\$ S15\$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 70	
Interior Wall	06	CUST PANEL 30	
Interior Floor	03	CONC FINSH 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	6,755	100	6,755
UOP	1,632	20	326
			SUBAREA MARKET VALUE
			871,152
			42,042
TOTALS	8,387		7,081
			913,194

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
7101	01	7,081	87.1000	146.55	1,037,721	1988	1998	0	0	12.00	88.00														
2 CHURCH - 0% - 0																									
Heated Area: 6755 HX Base Yr																									
																									
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/24/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/24/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	05/24/2023																						
INC DATE		AG DATE	MLU																						

NASSAU COUNTY PROPERTY			PAGE 2 of 12	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	2,839,445			
TOTAL MARKET OB/XF VALUE	603,811			
TOTAL LAND VALUE - MARKET	710,930			
TOTAL MARKET VALUE	4,154,186			
SOH/AGL Deduction	1,242,930			
ASSESSED VALUE	2,911,256			
TOTAL EXEMPTION VALUE	10	2,911,256		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	4,154,186			
NCON VALUE	579,006			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	2,549,837			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03431	H/AC	90	06/15/1990
2906	NEW CONSTR	6,000	02/11/1988
4782	NEW CONSTR	10,000	02/02/1988
4630	NEW CONSTR	240,000	01/28/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

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
19	0425	CL FNC 8'	0	0	0	0	72.00	LF	10.65	10.65	100	1988	1988	3	26	199	
20	0426	CL FNC 12'	0	0	0	0	228.00	LF	15.60	15.60	100	1988	1988	3	26	925	
22	0812	CONCRETE C	0	0	0	0	2,103.00	SF	4.00	4.00	100	1995	1995	3	72	6,057	
23	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1995	1995	3	40	4,048	
25	0820	WOOD WALK	0	0	5	256	1,280.00	SF	11.75	11.75	100	1988	1988	3	40	6,016	
26	0803	ASPHALT C	0	0	0	0	8,300.00	SF	2.00	2.00	100	1988	1988	3	50	8,300	
27	0525	GAZEBO	0	0	0	0	1.00	UT	49,500.00	49,500.00	100	2000	2000	3	29	14,355	
28	0861	POOL GUNIT	0	0	0	0	3,598.00	SF	85.00	85.00	100	2022	2022	3	100	305,830	
29	0855	CONC PAVER	0	0	0	0	4,936.00	SF	10.00	10.00	100	2022	2022	3	100	49,360	
30	0850	PEBBLE WLK	0	0	0	0	1,515.00	SF	3.50	3.50	100	2022	2022	3	100	5,303	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
<p style="text-align: center;">TOTAL OB/XF 400,393</p>																								

BUILDING NOTES
<p style="text-align: center;"><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=1993] W31 S16 W41 S51 E41 S16 E31 N16 E41 N51 W41 N16 \$ UOP=[YR=1993] N4 W35 S16 W41 S59 E41 S16 E39N16 E41 N59 W41 N16 W4 S20 E41 S51 W41 S16 W31 N16 W41 N51 E41 N16 E31 \$ .</p>

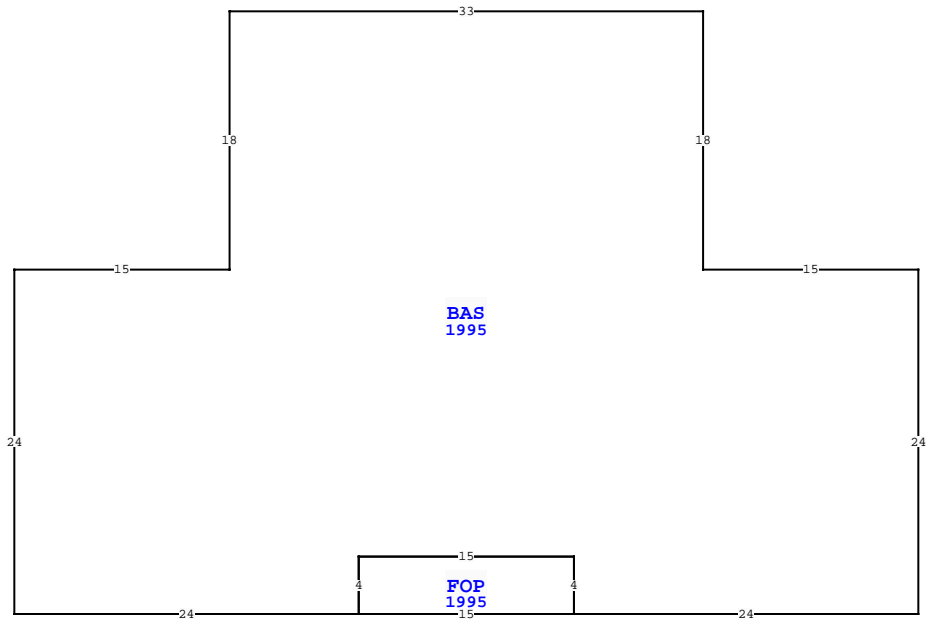






BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7500NON-PROFIT SERVICE		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,046	100	2,046
FOP	60	30	18
			SUBAREA MARKET VALUE
			203,845
			1,794
TOTALS	2,106		2,064
			205,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7102	04	2,064	89.2520	105.99	218,763	1995	2000	0	0	6.00	94.00
13 EDU RELGUS - 0% - 0 Heated Area: 2046 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 6 of 12	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			2,839,445
TOTAL MARKET OB/XF VALUE			603,811
TOTAL LAND VALUE - MARKET			710,930
TOTAL MARKET VALUE			4,154,186
SOH/AGL Deduction			1,242,930
ASSESSED VALUE			2,911,256
TOTAL EXEMPTION VALUE	10		2,911,256
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			4,154,186
NCON VALUE			579,006
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,549,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

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

1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023
INC DATE		AG DATE	MLU

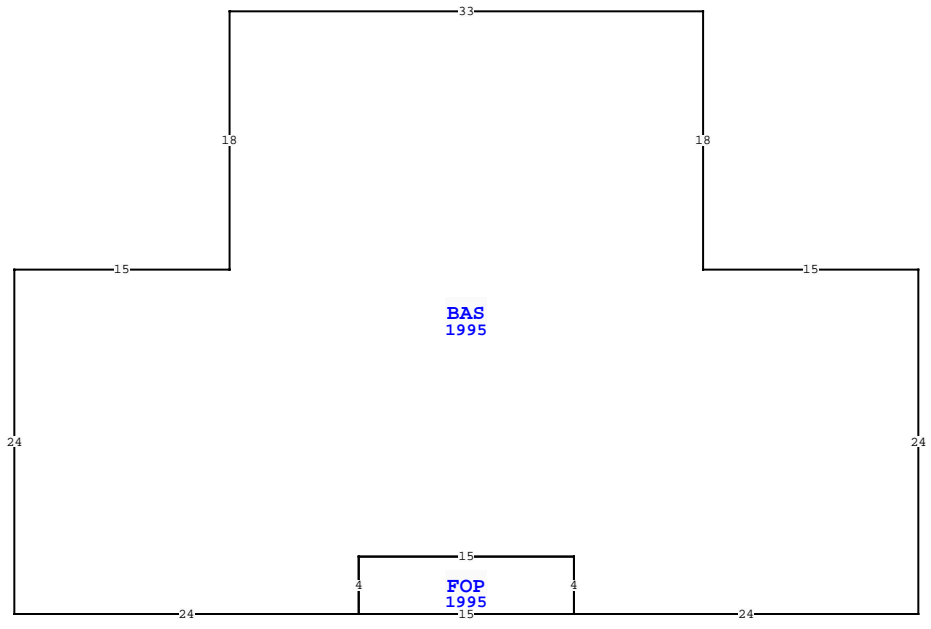
BUILDING NOTES											

**BUILDING DIMENSIONS**  
 BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4\$ N4 E15 S4 E24 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,046	100	2,046
FOP	60	30	18
			SUBAREA MARKET VALUE
			203,845
			1,794
TOTALS	2,106		2,064
			205,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
14	EDU	RELGUS - 0% - 0									
			Heated Area: 2046								
				HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 7 of 12	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		2,839,445	
TOTAL MARKET OB/XF VALUE		603,811	
TOTAL LAND VALUE - MARKET		710,930	
TOTAL MARKET VALUE		4,154,186	
SOH/AGL Deduction		1,242,930	
ASSESSED VALUE		2,911,256	
TOTAL EXEMPTION VALUE	10	2,911,256	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		4,154,186	
NCON VALUE		579,006	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,549,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

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

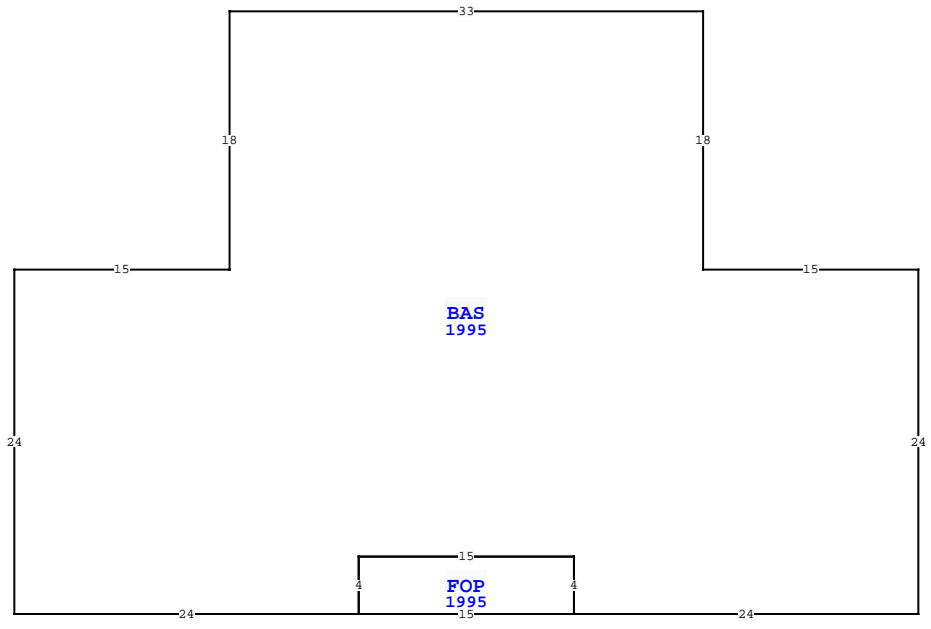
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4\$ N4 E15 S4 E24 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7500NON-PROFIT SERVICE		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,046	100	2,046
FOP	60	30	18
			SUBAREA MARKET VALUE
			203,845
			1,794
TOTALS	2,106		2,064
			205,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
15	EDU	RELGUS - 0%	- 0								
			Heated Area: 2046								
				HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 8 of 12	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			2,839,445
TOTAL MARKET OB/XF VALUE			603,811
TOTAL LAND VALUE - MARKET			710,930
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SOH/AGL Deduction			1,242,930
ASSESSED VALUE			2,911,256
TOTAL EXEMPTION VALUE	10		2,911,256
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			4,154,186
NCON VALUE			579,006
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,549,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES	

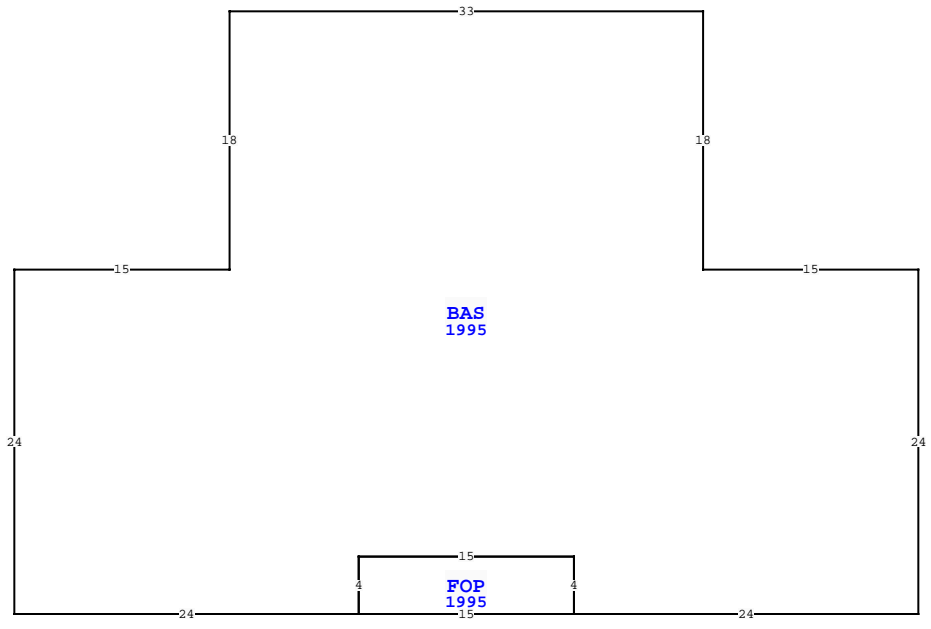
**BUILDING DIMENSIONS**  
 BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4\$ N4 E15 S4 E24 N24\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,046	100	2,046
FOP	60	30	18
			SUBAREA MARKET VALUE
			203,845
			1,794
TOTALS	2,106		2,064
			205,637

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
16	EDU	RELGUS	- 0%	- 0								
				Heated Area:	2046			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 9 of 12	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		2,839,445	
TOTAL MARKET OB/XF VALUE		603,811	
TOTAL LAND VALUE - MARKET		710,930	
TOTAL MARKET VALUE		4,154,186	
SOH/AGL Deduction		1,242,930	
ASSESSED VALUE		2,911,256	
TOTAL EXEMPTION VALUE	10	2,911,256	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		4,154,186	
NCON VALUE		579,006	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,549,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW U		I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD Q		I		360,000
GRANTOR:						
GRANTEE:						

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

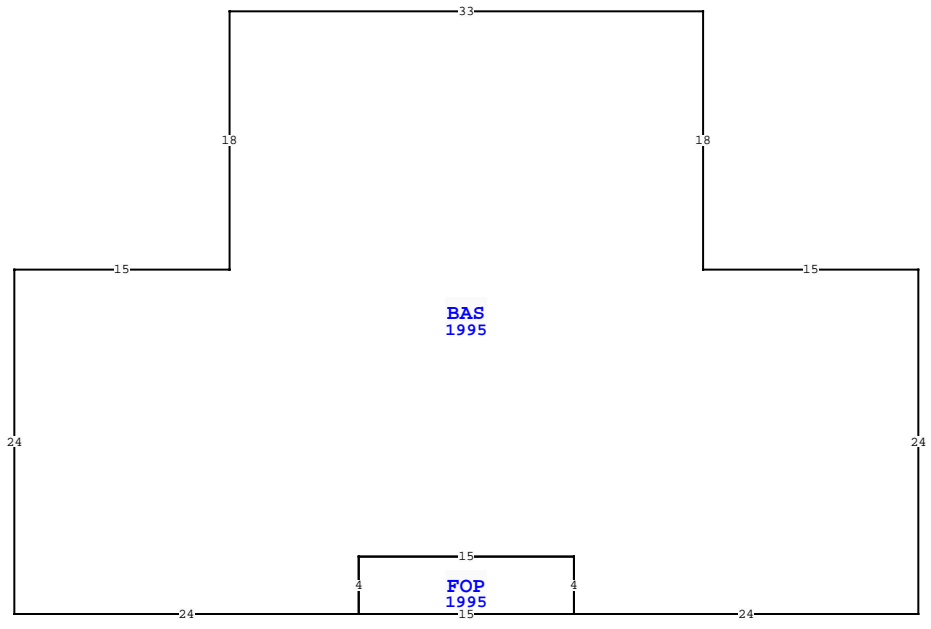
BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4\$ N4 E15 S4 E24 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		12	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7500NON-PROFIT SERVICE		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,046	100	2,046
FOP	60	30	18
			SUBAREA MARKET VALUE
			203,845
			1,794
TOTALS	2,106		2,064
			205,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
17	EDU	RELGUS - 0% - 0									
			Heated Area: 2046			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 10 of 12	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			2,839,445
TOTAL MARKET OB/XF VALUE			603,811
TOTAL LAND VALUE - MARKET			710,930
TOTAL MARKET VALUE			4,154,186
SOH/AGL Deduction			1,242,930
ASSESSED VALUE			2,911,256
TOTAL EXEMPTION VALUE	10		2,911,256
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			4,154,186
NCON VALUE			579,006
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,549,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

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

1023 JOSHUA WY, HILLIARD

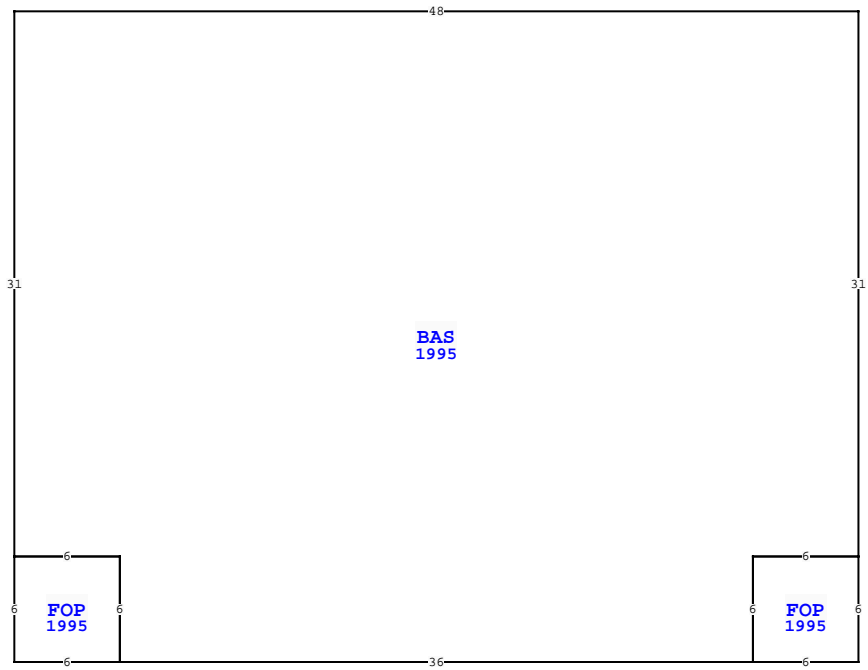
BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023
INC DATE		AG DATE	MLU

BUILDING NOTES											

**BUILDING DIMENSIONS**  
 BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4\$ N4 E15 S4 E24 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		0	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,704	100	1,704
FOP	36	30	11
FOP	36	30	11
TOTALS	1,776		1,726
			189,517

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
18	EDU	RELGUS	- 0% - 0									
				Heated Area: 1704				HX Base Yr				
												
				1023 JOSHUA WY, HILLIARD	BLD DATE		LGL DATE	05/24/2023	MLU			
					XF DATE		LAND DATE					
					INC DATE		AG DATE					

NASSAU COUNTY PROPERTY		PAGE 11 of 12	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		2,839,445	
TOTAL MARKET OB/XF VALUE		603,811	
TOTAL LAND VALUE - MARKET		710,930	
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BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		4,154,186	
NCON VALUE		579,006	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,549,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W48 S31 FOP=[YR=1995] S6 E6 N6 W6\$ E6 S6 E36 FOP=[YR=1995] E6 N6 W6 S6\$ N6 E6 N31\$.	

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
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

