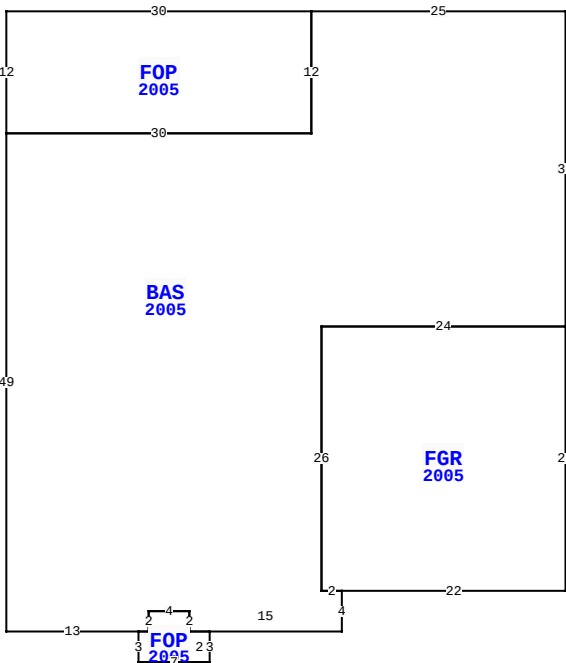


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 100								0900	01	2,735	97.5456	115.84	316,822	2005	2005		0	0	0	12.75	87.25																
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2006										Heated Area: 2275										HX Base Yr 2006									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	11	CLAY TILE 30																																					
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		01	Quality Level 01																																				
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	2,275	100	2,275	229,935																																			
FGR	624	55	343	34,667																																			
FOP	29	30	9	910																																			
FOP	360	30	108	10,916																																			
TOTALS		3,288		2,735	276,427																																		
EXTRA FEATURES										781 CARLEE LN, HILLIARD																													
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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																							
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2005	2005	3	44	14,661																							
3	0845	KOOL DECK	0	100	0	0	808.00	SF	7.25	7.25	100	2005	2005	3	87	5,096																							
4	0812	CONCRETE C	0	100	0	0	1,095.00	SF	4.00	4.00	100	2005	2005	3	87	3,811																							
5	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100	2005	2005	3	27	5,670																							
6	0510	GARAGE WD-	0	100	32	18	576.00	SF	29.75	29.75	100	2006	2006	3	48	8,225																							
7	0351	CARPORT MT	0	100	36	26	936.00	SF	10.00	10.00	100	2018	2018	3	86	8,050																							
8	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	2012	2012	3	71	3,408																							
9	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	2012	2012	3	71	3,408																							
10	0810	CONCRETE A	0	100	125	3	375.00	SF	6.50	6.50	100	2018	2018	3	98	2,389																							
LAND DESCRIPTION										TOTAL OB/XF										57,868																			
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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																						
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	410.00	410.00	836																						
3	005902	A	HARDWOOD SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700																						
4	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880																						
5	009910	M	MKT. VAL. AG	0			0.00	0.00	8.04	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,760																						
REVIEW DATE		06/07/2021		BY	TWA		Total Acres: 10.04		Total Land Value: 62,416		Market: 155,960		Agricultural: 2,416		Common: 60,000		PRINTED 08/02/2023 BY SYS																						

HOWARD JONATHAN W
781 CARLEE LN
HILLIARD, FL 32046

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