



| BUILDING CHARACTERISTICS |                  |                  |               |                      |
|--------------------------|------------------|------------------|---------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |               |                      |
| Exterior Wall            | 05               | AVERAGE 100      |               |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |               |                      |
| Roof Cover               | 12               | MODULAR MT 100   |               |                      |
| Interior Wall            | 05               | DRYWALL 100      |               |                      |
| Interior Floo            | 14               | CARPET 80        |               |                      |
| Interior Floo            | 08               | SHT VINYL 20     |               |                      |
| Air Condition            | 03               | CENTRAL 100      |               |                      |
| Heating Type             | 04               | AIR DUCTED 100   |               |                      |
| Bedrooms                 |                  | 3 100            |               |                      |
| Bathrooms                |                  | 1 100            |               |                      |
| Frame                    | 02               | WOOD FRAME 100   |               |                      |
| Stories                  | 1.               | 1. 100           |               |                      |
| Units                    |                  | 0 100            |               |                      |
| BUD8 Adjustme            | 06               | DIST 1D 100      |               |                      |
| Occupancy                | 00               | NONE 100         |               |                      |
|                          |                  |                  |               |                      |
| Quality                  | 03               | Quality Level 03 |               |                      |
| 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                      | 1,152            | 100              | 1,152         | 82,645               |
| UOP                      | 320              | 20               | 64            | 4,592                |
| UOP                      | 384              | 20               | 77            | 5,524                |
| UST                      | 64               | 45               | 29            | 2,080                |
|                          |                  |                  |               |                      |
| TOTALS                   | 1,920            |                  | 1,322         | 94,840               |

| MARKET ADJUSTMENTS                                                                                                                                                                                     |     |           |             |                |                |      |      |      |      |    |       |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE                                                                                                                                                                                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 0100                                                                                                                                                                                                   | 01  | 1,322     | 110.2400    | 104.73         | 138,453        | 1986 | 1986 | 0    | 0    | 15 | 16.50 | 68.50  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1152 HX Base Yr                                                                                                                                                     |     |           |             |                |                |      |      |      |      |    |       |        |
| <div><div><div>UOP<br/>2012</div><div>48</div></div><div><div>UST<br/>2012</div><div>8</div></div><div><div>BAS<br/>1993</div><div>48</div></div><div><div>UOP<br/>2012</div><div>48</div></div></div> |     |           |             |                |                |      |      |      |      |    |       |        |
| 23816 N SMITH RD, HILLIARD                                                                                                                                                                             |     |           |             |                |                |      |      |      |      |    |       |        |
| <div><div>BLD DATE</div><div>XF DATE</div><div>INC DATE</div></div> <div><div>LGL DATE</div><div>LAND DATE</div><div>AG DATE</div></div> <div>06/13/2023 MLU</div>                                     |     |           |             |                |                |      |      |      |      |    |       |        |

| NASSAU COUNTY PROPERTY    |  |  |  |           | PAGE 1 of 1 |  | 6 |
|---------------------------|--|--|--|-----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |           |             |  |   |
| VALUATION BY              |  |  |  | STANDARD  |             |  |   |
| Tax Group: 6              |  |  |  | Tax Dist: |             |  |   |
| BUILDING MARKET VALUE     |  |  |  | 94,840    |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 0         |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 30,000    |             |  |   |
| TOTAL MARKET VALUE        |  |  |  | 124,840   |             |  |   |
| SOH/AGL Deduction         |  |  |  | 9,564     |             |  |   |
| ASSESSED VALUE            |  |  |  | 115,276   |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  | 0         |             |  |   |
| BASE TAXABLE VALUE        |  |  |  | 115,276   |             |  |   |
| TOTAL JUST VALUE          |  |  |  | 124,840   |             |  |   |
| NCON VALUE                |  |  |  | 0         |             |  |   |
| INCOME VALUE              |  |  |  |           |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 120,424   |             |  |   |
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