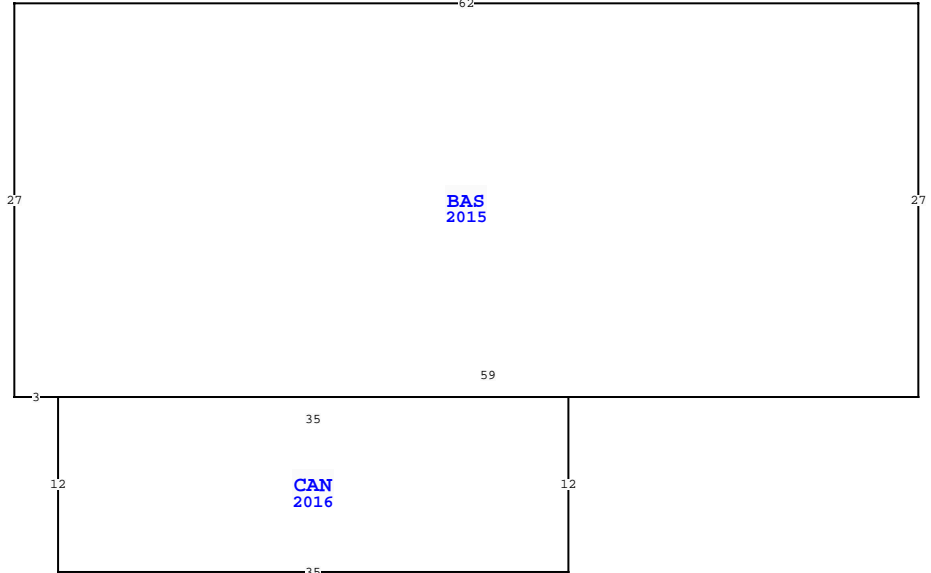




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	25	MOD METAL	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	08	SHT VINYL	100	
Ceiling	01	FIN.SUSPD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		11	100	
Frame	02	WOOD FRAME	100	
Story Height		8	100	
RMS		6	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level 03		
DOR CODE	8600	COUNTY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	116,639
CAN	420	30	126	8,779
TOTALS	2,094		1,800	125,418

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	04	1,800	90.7200	72.58	130,644	2015	2015	0	0	4.00	96.00	
1 SFR MODULR - 0% - 0 Heated Area: 1674 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		162,830	
TOTAL MARKET OB/XF VALUE		27,341	
TOTAL LAND VALUE - MARKET		114,000	
TOTAL MARKET VALUE		304,171	
SOH/AGL Deduction		55,314	
ASSESSED VALUE		248,857	
TOTAL EXEMPTION VALUE	03	248,857	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		304,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004740	NEW BUILDING FOR	1,390,023	04/24/2024
B1632783	FIRE STATION 90	26,639	08/01/2016
B1429527	FIRE STATION 90	4,719	11/01/2014
B1429580	FIRE STATION 90	825	11/01/2014
E1428090	FIRE STATION 90	0	08/01/2014
B1428818	NEW CONSTR	69,000	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1907/1957	3/17/2014	WD	U	V	18	45,000
GRANTOR: THOMAS JAMES & BRENDA						
GRANTEE: NASSAU COUNTY						
1595/0207	12/01/2008	WD	U	V	06	100
GRANTOR: HODGES DOUGLAS J JR E						
GRANTEE: THOMAS JAMES & BREN						

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	0351	CARPOR MT	0	0	40	25			1,000.00	SF	10.00	2015	2015	3	70	7,000	
2	1242	WD DECK A	0	0	0	0			188.00	SF	10.00	2015	2015	3	70	1,316	
3	0940	SHEDS/PORT	0	0	14	11			154.00	SF	30.00	2015	2015	3	70	3,234	
4	0940	SHEDS/PORT	0	0	11	10			110.00	SF	30.00	2015	2015	3	70	2,310	
5	0971	ST LGHT OV	0	0	0	0			2.00	UT	1,555.00	2015	2015	3	89	2,768	
6	0810	CONCRETE A	0	0	20	18			360.00	SF	6.50	2015	2015	3	95	2,223	
7	0812	CONCRETE C	0	0	40	27			1,080.00	SF	4.00	2015	2015	3	95	4,104	
8	0811	CONCRETE B	0	0	0	0			669.00	SF	5.20	2015	2015	3	95	3,305	
9	0810	CONCRETE A	0	0	5	5			25.00	SF	6.50	2016	2016	3	96	156	
10	0505	FLAGPOLE A	0	0	0	0			25.00	LF	50.00	2016	2016	3	74	925	

BLD DATE		12/05/2019	KK	LGL DATE		06/16/2023	MLU
XF DATE		12/05/2019	KK	LAND DATE			
INC DATE				AG DATE			
3195 SR 2, HILLIARD							

BUILDING NOTES												

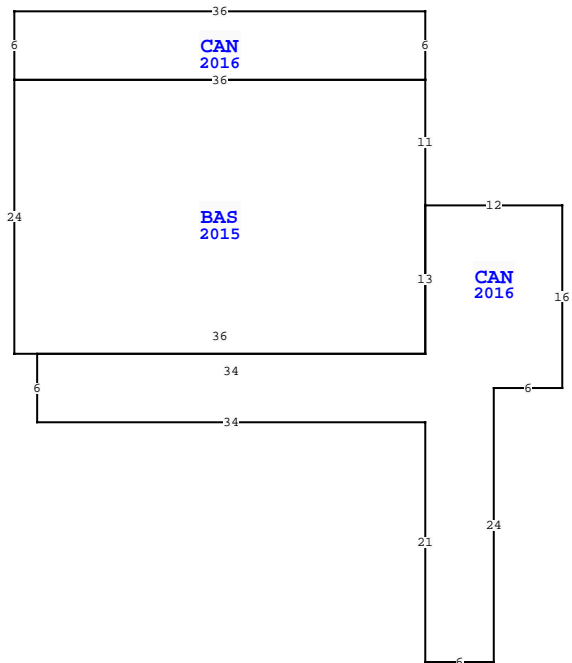
BUILDING DIMENSIONS												
BAS=[YR=2015] W62 S27 E3 CAN=[YR=2016] S12 E35 N12 W35\$ E59 N27\$.												

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	
1	008600	C	COUNTY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Plumbing		0 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	864	100	864
CAN	216	30	65
CAN	540	30	162
TOTALS	1,620		1,091

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	1,091	79.7412	36.48	39,800	2015	2015	0	0	6.00	94.00		
2 STOR WAREH - 0% - 0 Heated Area: 864 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			162,830
TOTAL MARKET OB/XF VALUE			27,341
TOTAL LAND VALUE - MARKET			114,000
TOTAL MARKET VALUE			304,171
SOH/AGL Deduction			55,314
ASSESSED VALUE			248,857
TOTAL EXEMPTION VALUE	03		248,857
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			304,171
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417436	NEW CONSTR	0	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/1957	3/17/2014	WD U	V	V	18	45,000
GRANTOR: THOMAS JAMES & BRENDA						
GRANTEE: NASSAU COUNTY						
1595/0207	12/01/2008	WD U	V	V	06	100
GRANTOR: HODGES DOUGLAS J JR E						
GRANTEE: THOMAS JAMES & BREN						

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
3195 SR 2, HILLIARD																
										BLD DATE	12/05/2019	KK	LGL DATE			
										XF DATE	12/05/2019	KK	LAND DATE	06/16/2023	MLU	
										INC DATE			AG DATE			

BUILDING NOTES

BUILDING DIMENSIONS
CAN=[YR=2016] W12 BAS=[YR=2015] N11 CAN=[YR=2016] N6 W36 S6 E36\$ W36 S24 E36 N13\$ S13 W34 S6 E34 S21 E6 N24 E6 N16\$.

LAND DESCRIPTION																								
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
TOTAL OB/XF 0																								