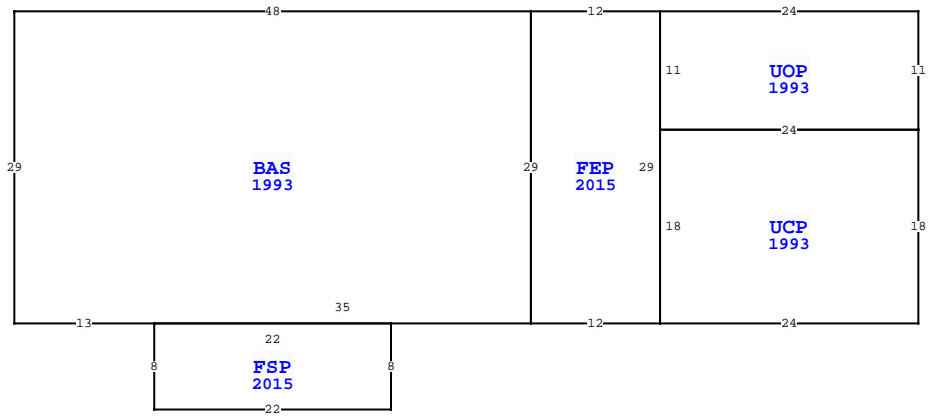


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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		
0100	01	1,879	120.2901	114.28	214,732	1940	1960	0	0	34.75	65.25		
1 SINGLE FAM - 100% - 2021 Heated Area: 1392 HX Base Yr 2021													



Quality	04 Quality Level 04			
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	1,392	100	1,392	103,798
FEP	348	80	278	20,730
FSP	176	40	70	5,220
UCP	432	20	86	6,413
UOP	264	20	53	3,952
TOTALS	2,612		1,879	140,113

272011 GEORGIA ST, HILLIARD														BLD DATE		LGL DATE			
														XF DATE		LAND DATE	06/16/2023		
														INC DATE		AG DATE			
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	0861	POOL GUNIT	0	100	0	0			525.00	SF	85.00	85.00	100	1980	1980	3	20	8,925	
2	0201	BARN WD 10	0	100	0	0			2,300.00	SF	17.00	17.00	100	1989	1989	3	20	7,820	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			140,113
TOTAL MARKET OB/XF VALUE			16,745
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			251,858
SOH/AGL Deduction			98,974
ASSESSED VALUE			152,884
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			102,884
TOTAL JUST VALUE			251,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0998	12/20/2019	WD	Q	I	01	230,000
GRANTOR: CICERO JOSEPH SCOTT						
GRANTEE: WORD HOWARD & JACQL						
2009/0578	10/15/2015	WD	Q	I	01	165,000
GRANTOR: DOLAN MICHAEL J						
GRANTEE: CICERO JOSEPH SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=1993] W24 FEP=[YR=2015] W12 BAS=[YR=1993] W48 S29 E13 FSP=[YR=2015] S8 E22 N8 W22\$ E35 N29\$ S29 E12 UCP=[YR=1993] E24 N18 W24 S18\$ N29\$ S11 E24 N11\$.

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							