

BLK 11 PT OF LOTS 2 & 3  
IN OR 751/1842  
TOWN OF HILLIARD S/D PBK 1/28

SOUTHEASTERN BANK OF FLORIDA  
1010 NORTHWAY, P O BOX 455  
DARIEN, GA 31305

2024

08-3N-24-2380-0011-0021



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 07 | CORK/VTILE 20  |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 6  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 10 100         |
| RMS                      |    | 5 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 03 | DIST HI 100    |
| Occupancy                | 00 | OWNER OCC 100  |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 2300 | FINANCIAL BLDG   |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 06 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 6002.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| AOF       | 240              | 100         | 240          | 23,256               |
| AOF       | 144              | 100         | 144          | 13,954               |
| BAS       | 2,217            | 100         | 2,217        | 214,832              |
| CAN       | 910              | 30          | 273          | 26,454               |
| CAN       | 150              | 30          | 45           | 4,361                |
| CAN       | 286              | 30          | 86           | 8,334                |

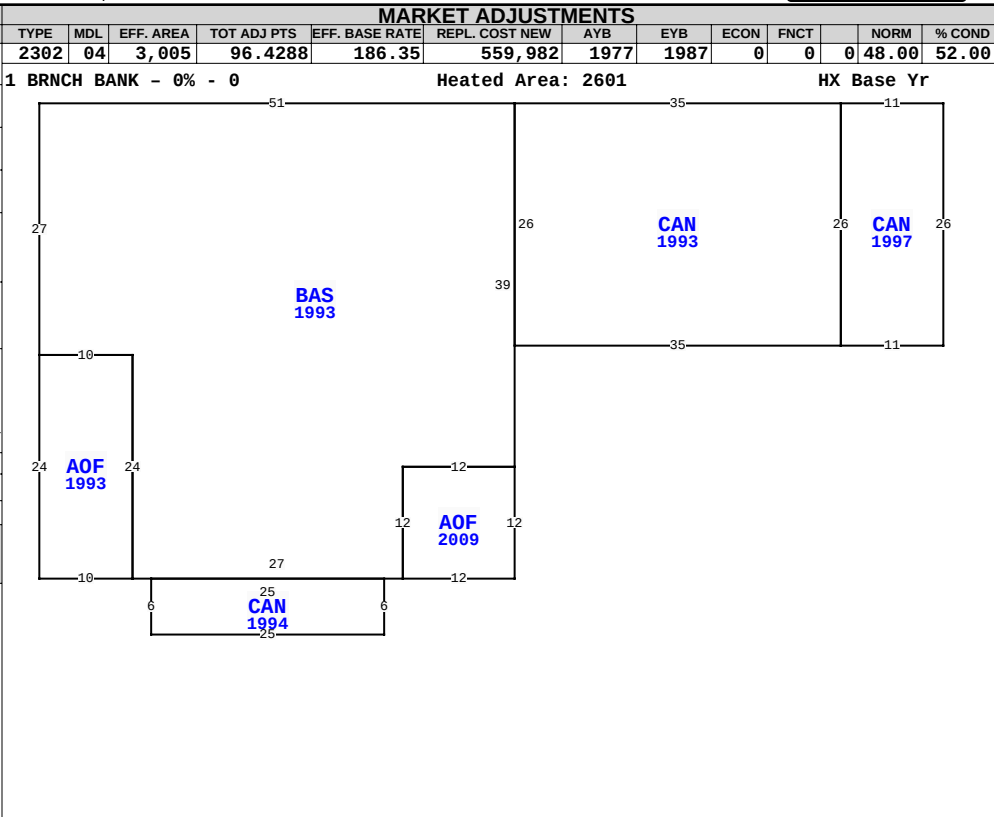
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,947 |  | 3,005 | 291,191 |
|--------|-------|--|-------|---------|

#### 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   | 0812       | CONCRETE C  | 0       | 0 | 0 | 1,382.00  | SF | 4.00      | 4.00           | 100       | 1980    | 1980        | 3 | 32.5   | 1,797           |       |
| 2   | 0803       | ASPHALT C   | 0       | 0 | 0 | 19,109.00 | SF | 2.00      | 2.00           | 100       | 1980    | 1980        | 3 | 50     | 19,109          |       |
| 3   | 2012       | RVLTD 8"    | 0       | 0 | 0 | 1.00      | UT | 25,500.00 | 25,500.00      | 100       | 1980    | 1980        | 3 | 73.5   | 18,743          |       |
| 4   | 2020       | NITE DEPST  | 0       | 0 | 0 | 1.00      | UT | 7,000.00  | 7,000.00       | 100       | 1980    | 1980        | 3 | 73.5   | 5,145           |       |
| 5   | 2021       | BANK WINDW  | 0       | 0 | 0 | 1.00      | UT | 6,000.00  | 6,000.00       | 100       | 1980    | 1980        | 3 | 73.5   | 4,410           |       |
| 6   | 1127       | BRICK 8"    | 0       | 0 | 0 | 175.00    | SF | 11.00     | 11.00          | 100       | 1977    | 1977        | 3 | 69     | 1,328           |       |
| 7   | 2025       | PNMTC UNIT  | 0       | 0 | 0 | 1.00      | UT | 14,500.00 | 14,500.00      | 100       | 1980    | 1980        | 3 | 73.5   | 10,658          |       |

#### LAND DESCRIPTION

| 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   | 002300   | C   | FINANCIAL            | 0   | 0006 | C-1      | 160.00 | 320.00 | 51,200.00   | SF        |     | 1.00     | 1.00   | 1.00    | 3.00       | 3.00           | 153,600    |                             |      |         |      |     |    |        |



15885 CR 108, HILLIARD

|          |            |     |           |            |
|----------|------------|-----|-----------|------------|
| BLD DATE | 12/09/2019 | KKA | LGL DATE  |            |
| XF DATE  | 12/09/2019 | KKA | LAND DATE | 12/09/2019 |
| INC DATE |            |     | AG DATE   |            |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 61,190 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

#### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 2302 | 04  | 3,005     | 96.4288     | 186.35         | 559,982        | 1977 | 1987 | 0    | 0    | 0 | 48.00 | 52.00  |

#### NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |  | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 3              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 291,191     |   |
| TOTAL MARKET OB/XF VALUE  |  | 61,190      |   |
| TOTAL LAND VALUE - MARKET |  | 153,600     |   |
| TOTAL MARKET VALUE        |  | 505,981     |   |
| SOH/AGL Deduction         |  | 97,736      |   |
| ASSESSED VALUE            |  | 408,245     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 408,245     |   |
| TOTAL JUST VALUE          |  | 505,981     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 524,495     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 0710140    | SIGN        | 40  | 08/28/2007 |
| 0706071    | ELEC OTHER  | 0   | 05/30/2007 |
| 0706072    | ELEC OTHER  | 0   | 05/30/2007 |

#### SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 0751/1842         | 2/20/1996 | WD        | Q   | I   |        | 391,000    |

GRANTOR: COMPASS BANK  
GRANTEE: SOUTHEASTERN BANK 0  
0697/1733 2/07/1994 WD Q I 300,000  
GRANTOR: 1ST PERFORMANCE/KINGS  
GRANTEE: COMPASS BANK

#### BUILDING NOTES

#### BUILDING DIMENSIONS

CAN=[YR=1997] W11 CAN=[YR=1993] W35 BAS=[YR=1993] W51  
S27AOF=[YR=1993] S24E10 N24W10\$E10S24E2CAN=[YR=1994] S6E25N6  
W25\$E27 AOF=[YR=2009] E12 N12 W12 S12 \$ N12 E12  
N39\$S26E35N26\$ S26E11N26\$.