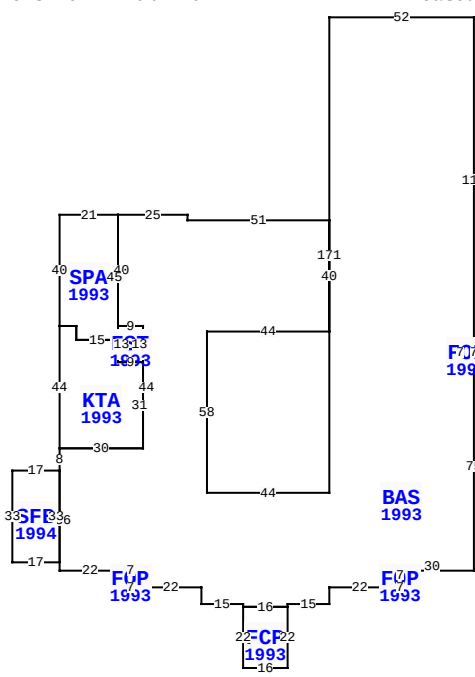


HILLIARD REAL ESTATE INVESTORS LLC
3570 KEITH ST NW
CLEVELAND, TN 37312

08-3N-24-2380-0016-0011

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	17	CB STUCCO 100								7404	04	21,415	99.9068	166.34	3,562,171	1990	1990	0	0	10	50.00	40.00	VALUATION BY STANDARD										
Roof Structur	13	P-STRESS C 100								1 NURS HOME - 0% - 0														Heated Area: 21102 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 2,874,287									
Interior Wall	05	DRYWALL 50																						TOTAL MARKET OB/XF VALUE 172,425									
Interior Wall	08	DECORATIVE 50																						TOTAL LAND VALUE - MARKET 332,580									
Interior Floo	07	CORK/VTILE 90																						TOTAL MARKET VALUE 3,379,292									
Interior Floo	14	CARPET 10																						SOH/AGL Deduction 0									
Ceiling	01	FIN.SUSPD 100																						ASSESSED VALUE 3,379,292									
Air Condition	07	ENG PACKGE 100																						TOTAL EXEMPTION VALUE 0									
Heating Type	04	AIR DUCTED 100																						BASE TAXABLE VALUE 3,379,292									
Fixtures		102 100																						TOTAL JUST VALUE 3,379,292									
Frame	03	MASONRY 100																						NCON VALUE 0									
Story Height	10	100								INCOME VALUE																							
RMS	48	100								PREVIOUS YEAR MKT VALUE 3,482,528																							
Stories	1.	1. 100																															
Units	0	100																															
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	0600	RETIREMENT HOMES																															
MAP NUM		MKT AREA						06																									
NEIGHBORHOOD/LOC	6001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	18,747	100	18,747	1,247,350																													
FCP	352	30	106	7,053																													
FOP	35	30	10	665																													
FOP	42	30	13	865																													
FOP	42	30	13	865																													
FST	117	50	58	3,859																													
KTA	1,128	110	1,241	82,571																													
SFB	561	80	449	29,875																													
SPA	915	85	778	51,765																													
TOTALS	21,939		21,415	1,424,868																													
EXTRA FEATURES										3756 W THIRD ST, 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	0525	GAZEBO	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400																		
2	0812	CONCRETE C	0	0	0	2,859.00	SF	4.00	4.00	100	1990	1990	3	59.5	6,804																		
3	0803	ASPHALT C	0	0	0	33,134.00	SF	2.00	2.00	100	1990	1990	3	50	33,134																		
4	0382	CHILLER	0	0	5	8	40.00	SF	92.50	100	1990	1990	3	20	740																		
5	0381	COOLER	0	0	7	9	63.00	SF	82.50	100	1990	1990	3	20	1,040																		
6	1126	CB/STC 8"	0	0	0	596.00	SF	8.00	8.00	100	1990	1990	3	59.5	2,837																		
7	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	3,542																		
8	0812	CONCRETE C	0	0	0	3,257.00	SF	4.00	4.00	100	1994	1994	3	68	8,859																		
9	0803	ASPHALT C	0	0	0	6,913.00	SF	2.00	2.00	100	1994	1994	3	50	6,913																		
10	0402	CONC BUMPE	0	0	0	45.00	UT	25.00	25.00	100	1990	1990	3	68	765																		
LAND DESCRIPTION										TOTAL OB/XF 66,034																							
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	000600	C	RETIREMENT		0	0004	C-1	-	0.00	0.00	221,720.00	SF		1.00	1.00	0.75	2.00	1.50	332,580														

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BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

17

CB STUCCO 100

Roof Structur

13

P-STRESS C 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 50

Interior Wall

08

DECORATIVE 50

Interior Floo

07

CORK/VTILE 100

Ceiling

01

FIN.SUSPD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

85

100

Frame

03

MASONRY 100

Story Height

10 100

RMS

44 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03 Quality Level 03

DOR CODE

0600

RETIREMENT HOMES

MAP NUM

MKT AREA 06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

19,755

100

19,755

1,372,226

UOP

44

20

9

625

UOP

384

20

77

5,349

TOTALS

20,183

19,841

1,378,199

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

11

0443

STK FNC 6'

0 0

0 0

48.00

LF

10.00

10.00

100

1994

1994

3

20

96

12

0966

FIRE SPRNK

0 0

0 0

21,016.00

SF

3.00

3.00

100

1990

1990

3

60

37,829

13

0966

FIRE SPRNK

0 0

0 0

19,695.00

SF

3.00

3.00

100

1994

1994

3

68

40,178

14

0964

HALON SYST

0 0

14 4

36.00

SF

50.00

50.00

100

1990

1990

3

60

1,080

15

0418

EXHST FAN

0 0

0 0

5.00

UT

400.00

400.00

100

1990

1990

3

20

400

16

0811

CONCRETE B

0 0

0 0

628.00

SF

5.20

5.20

100

1990

1990

3

59.5

1,943

17

0811

CONCRETE B

0 0

0 0

980.00

SF

5.20

5.20

100

1994

1994

3

68

3,465

18

0097

AWNING CN

0 0

0 0

10.00

SF

65.00

65.00

100

2000

2000

3

40

260

19

0510

GARAGE WD-

0 0

30 12

360.00

SF

25.90

25.90

100

2000

2000

3

28

2,611

20

0400

CONC CURB

0 0

0 0

197.00

LF

15.00

15.00

100

1994

1994

3

76

2,246

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

REVIEW DATE

07/10/2020

BY

TWA

Total Acres:

0.00

Total Land Value:

332,580

Market:

0

Agricultural:

0

Common:

332,580

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

7404

04

19,841

97.0188

161.54

3,205,115

1994

1994

0

0

15

42.00

43.00

3 NURS HOME - 0% - 0

Heated Area: 19755

HX Base Yr

BLD DATE

06/04/2014

KK

LGL DATE

XF DATE

INC DATE

LAND DATE

AG DATE

3756 W THIRD ST, HILLIARD

VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

2,874,287

172,425

332,580

3,379,292

0

3,379,292

0

3,379,292

3,379,292

0

0

3,482,528

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1816/0885

9/26/2012

WD Q

I

01

7,140,000

GRANTOR: HEALTH CARE REIT INC

GRANTEE:HILLIARD REAL ESTAT

1816/0888

9/24/2012

QC U

I

11

100

GRANTOR:HILLIARD REAL ESTATE

GRANTEE:HILLIARD REAL ESTAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W130 N52 W55 S52 W52 S55 E8 UOP=[YR=1994] S4 E11 N4 W11\$ E44 S61 E33 S7 D3 L3 S8 E25 UOP=[YR=1994] S2 E12 N32 W12 S30 \$ N79 E72 S8 E10 N8 E48 N55 \$.

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[illegible]

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[illegible]