BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2024

08-3N-24-2380-0057-0090

BUILDING CHARACTERISTICS

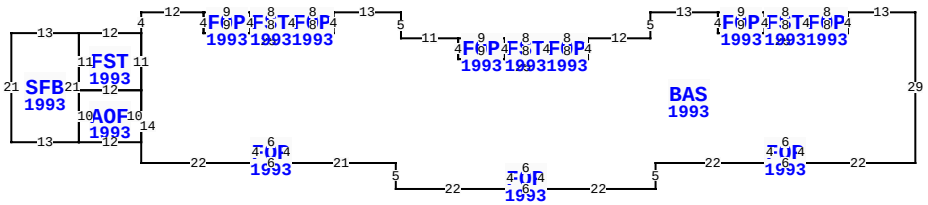
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	100	120	8,134
BAS	3,959	100	3,959	268,364
FOP	24	30	7	474
FOP	24	30	7	474
FOP	24	30	7	474
FOP	32	30	10	678
FOP	32	30	10	678
FOP	32	30	10	678
FOP	36	30	11	746
FOP	36	30	11	746
TOTALS	4,856		4,508	305,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,508	113.1180	96.15	433,444	1984	1984	0	0	0	29.50	70.50

1 APARTMENT - 0% - 0 Heated Area: 4297 HX Base Yr



** This building has 16 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	07/12/2024 DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 6 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	959,494
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,090,334
SOH/AGL Deduction	398,915
ASSESSED VALUE	691,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	691,419
TOTAL JUST VALUE	1,090,334
NCON VALUE	0
INCOME VALUE	1,090,334
PREVIOUS YEAR MKT VALUE	696,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160090	REMODEL	0	06/14/2016
20120013	OTHER	0	02/13/2012
20120012	MECH OTHER	0	02/07/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W9 S4 E9 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W25 N4 W13 S5 W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W9 S4 E9 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W25 N4 W11 N5 W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W9 S4 E9 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W25 N4 W12 S4 FST=[YR=1993] W12SFB=[YR=1993] W13 S21 E13 N21$S11E12N11$S11 AOF=[YR=1993] W12 S10 E12 N10 $ S14 E22 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E21 S5 E22FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4E22 N5 E22 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E22 N29 $.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	40,982.00	SF	2.00	2.00	100	1984	1984	3	50	40,982	
2	0812	CONCRETE C	0	0	0	0	7,242.00	SF	4.00	4.00	100	1984	1984	3	44	12,746	
3	0400	CONC CURB	0	0	0	0	1,143.00	LF	15.00	15.00	100	1984	1984	3	56	9,601	
4	0443	STK FNC 6'	0	0	0	0	1,404.00	LF	10.00	10.00	100	1984	1984	3	20	2,808	
5	0680	POLE SHED	0	0	10	19	190.00	SF	10.00	10.00	100	1990	1990	3	20	380	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1984	1984	3	21	126	
7	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	1984	1984	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 69,643

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0	0006	R-3	0.00	0.00	36.00	UT		1.00	1.00	1.00	1,250.00	1,250.00	45,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,840 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2024

08-3N-24-2380-0057-0090

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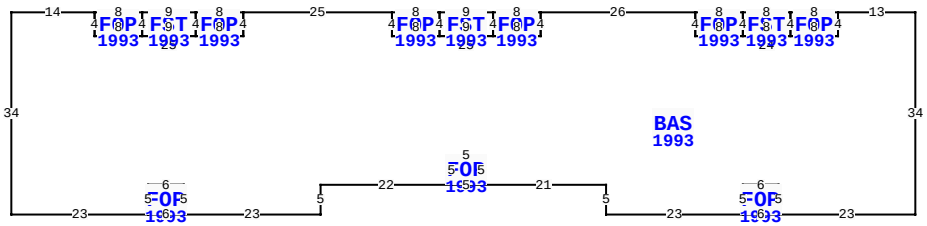
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,547	100	4,547	311,011
FOP	25	30	8	547
FOP	30	30	9	615
FOP	30	30	9	615
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
TOTALS	4,928		4,691	320,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,691	114.1380	97.02	455,121	1984	1984	0	0	0	29.50	70.50

2 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	07/12/2024 DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 6 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	959,494
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,090,334
SOH/AGL Deduction	398,915
ASSESSED VALUE	691,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	691,419
TOTAL JUST VALUE	1,090,334
NCON VALUE	0
INCOME VALUE	1,090,334
PREVIOUS YEAR MKT VALUE	696,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W14 S34 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N5 E22 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E21 S5 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N34 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,840 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2024

08-3N-24-2380-0057-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,547	100	4,547	311,011
FOP	25	30	8	547
FOP	30	30	9	615
FOP	30	30	9	615
FOP	32	30	10	684
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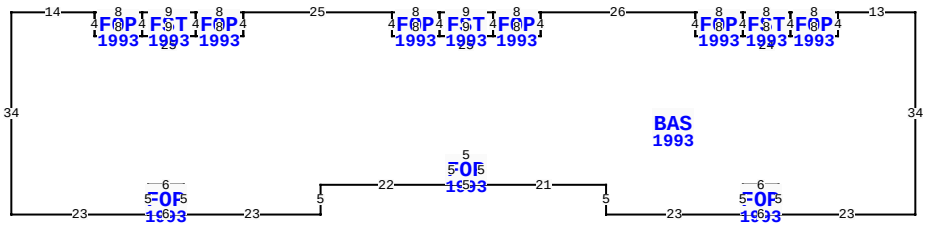
FOP	32	30	10	684
FOP	32	30	10	684
TOTALS	4,928		4,691	320,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,691	114.1380	97.02	455,121	1984	1984	0	0	0	29.50	70.50

3 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	07/12/2024 DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 6 3

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	959,494
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,090,334
SOH/AGL Deduction	398,915
ASSESSED VALUE	691,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	691,419
TOTAL JUST VALUE	1,090,334
NCON VALUE	0
INCOME VALUE	1,090,334
PREVIOUS YEAR MKT VALUE	696,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W14 S34 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N5 E22 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E21 S5 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N34 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,840 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2024

08-3N-24-2380-0057-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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TOTALS	4,928		4,691	320,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
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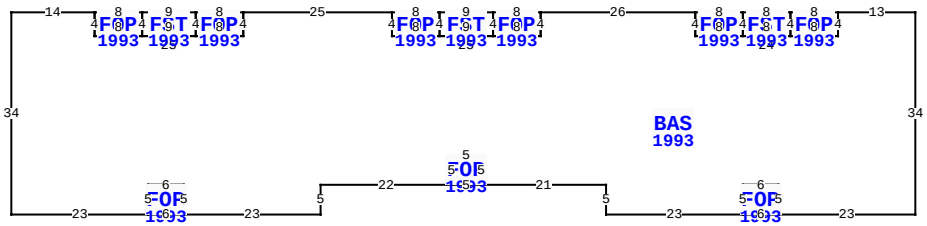
4 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 4 of 6 3

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VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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LAND DESCRIPTION

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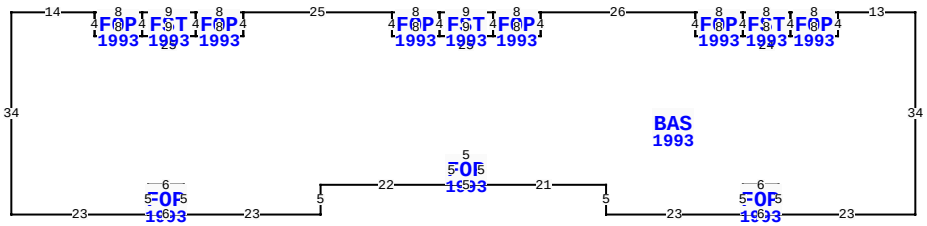


** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	07/12/2024 DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	959,494
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,090,334
SOH/AGL Deduction	398,915
ASSESSED VALUE	691,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	691,419
TOTAL JUST VALUE	1,090,334
NCON VALUE	0
INCOME VALUE	1,090,334
PREVIOUS YEAR MKT VALUE	696,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0049	9/21/2016	QC	U	I	11	100
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						
2073/0045	9/21/2016	SW	U	I	30	975,300
GRANTOR: CANTEBURY OF HILLIARD						
GRANTEE: HALLMARK CANTEBURY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W25 FOP=[YR=1993] W8 FST=[YR=1993] W9 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E9 N4 $ S4 E8 N4 $ S4 W25 N4 W14 S34 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N5 E22 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S5 E21 S5 E23 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S5 E23 N34 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,840 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2024

08-3N-24-2380-0057-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

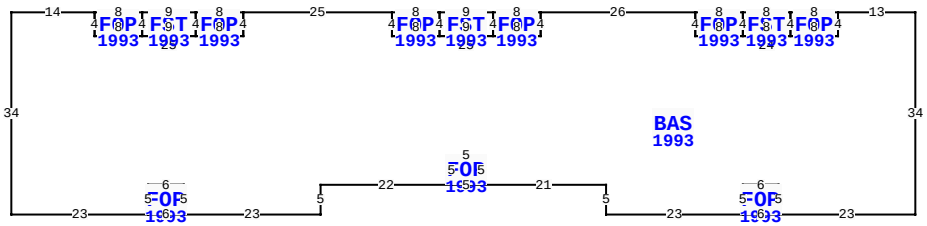
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,547	100	4,547	311,011
FOP	25	30	8	547
FOP	30	30	9	615
FOP	30	30	9	615
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
FOP	32	30	10	684
TOTALS	4,928		4,691	320,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,691	114.1380	97.02	455,121	1984	1984	0	0	0	29.50	70.50

6 APARTMENT – 0% - 0 Heated Area: 4547 HX Base Yr



** This building has 13 Sub-Areas

37119 CANTEBURY DR, HILLIARD

BLD DATE	03/01/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE	07/12/2024	DC	AG DATE

NASSAU COUNTY PROPERTY

PAGE 6 of 6 3

VALUATION SUMMARY

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