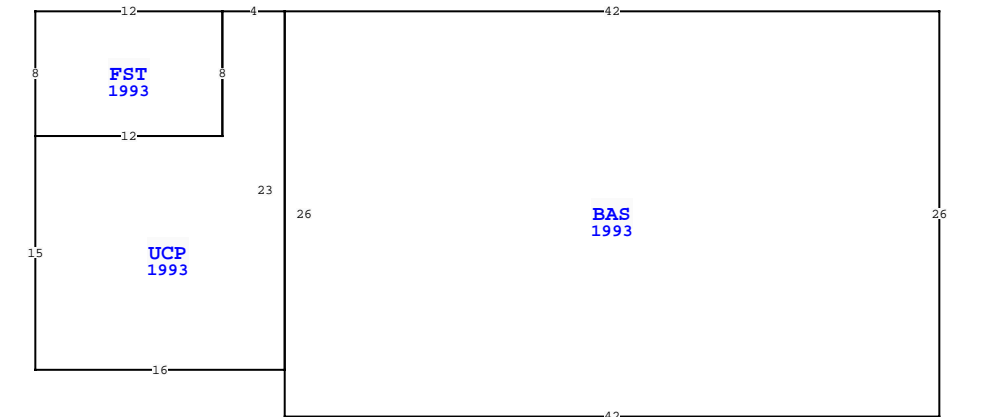




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	1,199	131.4400	124.87	149,719	1959	1959		0	0	42.00	58.00		



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE 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	1,092	100	1,092	79,088
FST	96	55	53	3,838
UCP	272	20	54	3,911
TOTALS	1,460		1,199	86,837

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	0810	CONCRETE A	0	100	34	10			6.50	100	1983	1983	3	41	906	

15812 CR 108, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			86,837
TOTAL MARKET OB/XF VALUE			906
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			117,743
SOH/AGL Deduction			40,160
ASSESSED VALUE			77,583
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			27,583
TOTAL JUST VALUE			117,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,174

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1107	12/19/2014	WD	Q	I	01	76,500
GRANTOR: SPEAL BARBARA W						
GRANTEE: STALLINGS JAMIE M						
1730/1872	3/28/2011	PR	U	I	19	100
GRANTOR: SPEAL BARBARA W P/R						
GRANTEE: SPEAL BARBARA W						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W42 UCP=[YR=1993] W4 FST=[YR=1993] W12 S8 E12N8\$ S8 W12 S15 E16 N23\$ S26 E42 N26\$.

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	000100	C	SFR	100	0004	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							