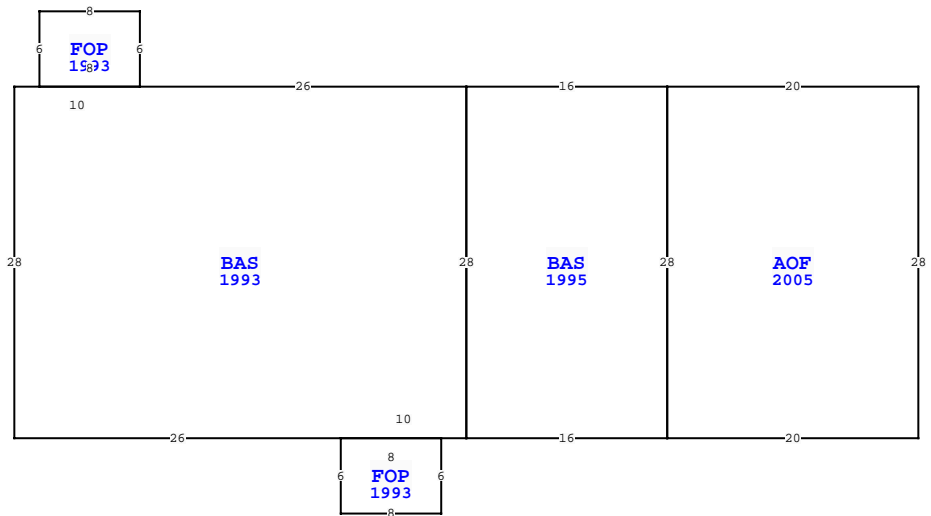


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	70
Interior Wall	04	PLYWOOD	30
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		7	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		8	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	7200	PRIVATE SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	560	100	560
BAS	1,008	100	1,008
BAS	448	100	448
FOP	48	30	14
FOP	48	30	14
TOTALS	2,112		2,044
			153,904

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	04	2,044	89.3025	84.84	173,413	1992	2000	0	0	11.25	88.75		
1 SINGLE FAM - 0% - 0 Heated Area: 2016 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,904
TOTAL MARKET OB/XF VALUE			2,604
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			194,008
SOH/AGL Deduction			0
ASSESSED VALUE			194,008
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,008
TOTAL JUST VALUE			194,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
950696	ADDITION	7,000	05/25/1995
06 071	NEW CONSTR	5,000	06/15/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1841	2/12/2024	QC	U	I	11	100
GRANTOR: STOKES LORETTA J						
GRANTEE: KING CHRISTOPHER &						
0685/1446	7/29/1993	QC	U	I	01	100
GRANTOR: STOKES RAYMIE S						
GRANTEE: STOKES ROY & L						

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	0803	ASPHALT	C	0	0	28	28		784.00	SF	2.00			3	50	784
2	0422	CL FNC	4'	0	0	0	0		220.00	LF	15.00			3	39	1,287
3	0940	SHEDS/PORT		0	0	10	8		80.00	SF	18.30			3	20	293
4	0446	BOX FNC	6'	0	0	0	0		20.00	LF	20.00			3	20	80
5	1242	WD DECK	A	0	0	7	4		28.00	SF	10.00			3	20	56
6	1242	WD DECK	A	0	0	13	4		52.00	SF	10.00			3	20	104

TOTAL OB/XF													
2,604													
BLD DATE 01/17/2018 KK LGL DATE													
XF DATE LAND DATE													
INC DATE AG DATE													
27521 W FIRST AVE, HILLIARD													

BUILDING NOTES													

BUILDING DIMENSIONS													
AOF=[YR=2005] W20 BAS=[YR=1995] W16 BAS=[YR=1993] W26													
FOP=[YR=1993] N6 W8 S6 E8\$ W10 S28 E26 FOP=[YR=1993] S6 E8 N6													
W8\$ E10 N28\$ S28 E16 N28\$ S28 E20 N28\$.													

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	007200	C	SCHOOL PRI	0	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500										