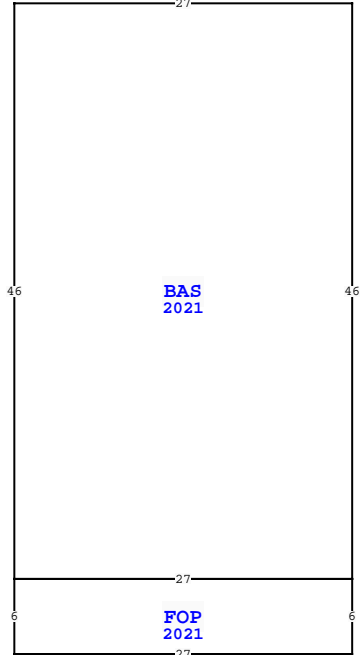


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
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
BAS	1,242	100	1,242
FOP	162	30	49
			SUBAREA MARKET VALUE
			158,466
			6,252
TOTALS	1,404		1,291
			164,717

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,291	102.5856	128.23	165,545	2021	2021	0	0	0.50	99.50		
1 SNGL FAM - 0% - 0 Heated Area: 1242 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,717
TOTAL MARKET OB/XF VALUE			5,403
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			200,120
SOH/AGL Deduction			0
ASSESSED VALUE			200,120
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			200,120
TOTAL JUST VALUE			200,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210262	XFOB	0	12/07/2021
20210088	CO ISSUED	0	08/10/2021
20210032	DEMO SFR OR MH	0	02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1588	9/27/2021	WD Q	Q	I	01	209,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: BROWN STEVEN WADE						
2435/0086	2/12/2021	WD Q	Q	I	05	55,600
GRANTOR: GIOVANNI PATRICK						
GRANTEE: INTACT CONSTRUCTION						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	876.00	SF	5.20	5.20	4,510
2	1242	WD DECK A	0	0	12	96.00	SF	10.00	10.00	893

TOTAL OB/XF														5,403	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
27289 NEW FRONT ST, HILLIARD															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W27 S46 FOP=[YR=2021] S6 E27 N6 W27\$ E27 N46\$.									

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	0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							