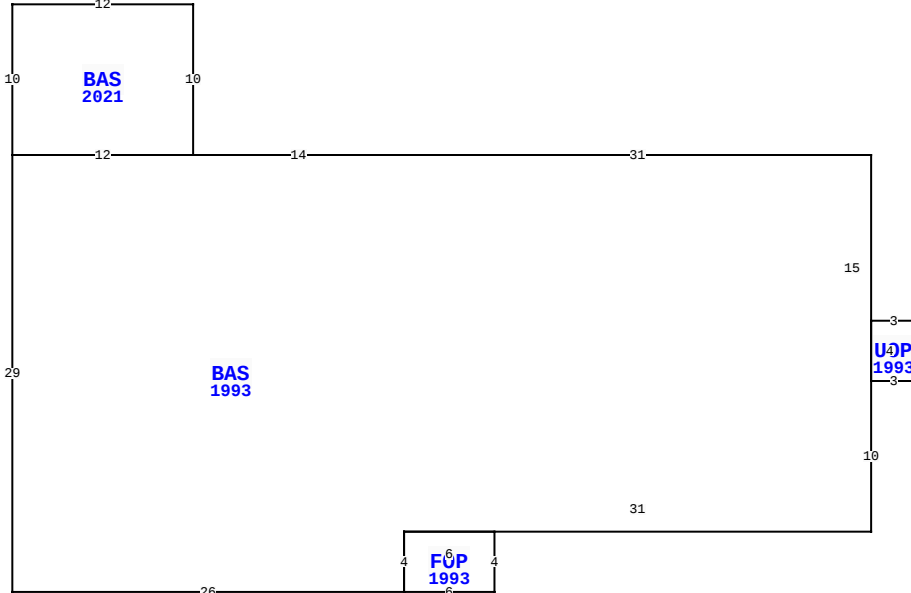


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		07	ASB SHNGLE 100		0100	01	1,658	75.5000	71.72	118,912	1955	1975	0	0	0	31.50	68.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021													Heated Area: 1649					HX Base Yr 2021											
Roof Cover		12	MODULAR MT 100																	BAS 2021					BAS 1993					UOP 1993				
Interior Wall		05	DRYWALL 100																															
Interior Floo		09	PINE WOOD 90																															
Interior Floo		08	SHT VINYL 10																															
Air Condition		01	NONE 100																															
Heating Type		02	CONVECTION 100																															
Bedrooms			2 100																															
Bathrooms			1 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				05																											
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,529	100	1,529	75,117																														
BAS	120	100	120	5,895																														
FOP	24	30	7	344																														
UOP	12	20	2	98																														
TOTALS		1,685		1,658	81,455																													
EXTRA FEATURES					151495 CR 108, HILLIARD															BLD DATE					05/19/2023 MLU									
																				XF DATE														
																				INC DATE														
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	0681	POLE SHED	0 100	22	30	660.00	SF	15.00	15.00	100	1960	1960	3	20	1,980																			
2	0351	CARPORT MT	0 100	16	40	640.00	SF	10.00	10.00	100	1965	1965	3	20	1,280																			
3	0812	CONCRETE C	0 100	0	0	4,200.00	SF	4.00	4.00	100	2022	2022	3	100	16,800																			

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	25	MOD METAL 100								6500	01	1,190	60.9500	21.33	25,383	2022	2022	0	0	0	1.00	99.00								
Roof Structur	10	STEEL FRME 100								2 GARAGE RES - 100% - 2021										Heated Area: 1190										
Roof Cover	12	MODULAR MT 100																		HX Base Yr 2021										
Interior Wall	07	NONE 100								34353435 BAS 2022																				
Interior Floo	03	CONC FINSH 100																												
Air Condition	01	NONE 100																												
Heating Type	01	NONE 100																												
Bedrooms		0 100																												
Bathrooms		0 100																												
Frame	05	STEEL 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												