

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 8																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		0	NORM	% COND																																								
Exterior Wall	22	PRECAST PN 100								1701	04	23,760	107.4744	152.34	3,619,598	1962	1962		0			0	80.00	20.00	VALUATION BY																																						
Roof Structur	10	STEEL FRME 100								1 OFFICE 1&2 - 0% - 0														Heated Area: 23760								HX Base Yr								Tax Group: 3								Tax Dist:								STANDARD							
Roof Cover	04	BUILT-UP 100																																						6,060,513																							
Interior Wall	04	PLYWOOD 50																																						876,307																							
Interior Wall	05	DRYWALL 50																																						126,000																							
Interior Floo	14	CARPET 100																																						7,062,820																							
Ceiling	01	FIN.SUSPD 100																																						902,737																							
Air Condition	01	NONE 100																																						6,160,083																							
Heating Type	06	STEAM 100																																						12								6,160,083															
Fixtures	19	100																																						0																							
Frame	05	STEEL 100																																						7,062,820																							
Common Wall		60 100																																						0																							
Story Height		20 100																																																													
RMS		1 100																																																													
Stories	0	0 100																																																													
Units	0	0 100																																																													
BUD8 Adjustme	03	DIST HI 100																																																													
Occupancy	00	NONE 100																																																													
Quality	05	Quality Level 05																																																													
DOR CODE	8800	FEDERAL																																																													
MAP NUM		MKT AREA																																						06																							
NEIGHBORHOOD/LOC	6001	00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
BAS	8,800	100	8,800	268,118																																																											
BAS	8,800	100	8,800	268,118																																																											
FBM	8,800	70	6,160	187,683																																																											
TOTALS					26,400		23,760	723,920																	BLD DATE				LGL DATE																																		
EXTRA FEATURES					37075 AVIATION LN, HILLIARD																XF DATE				LAND DATE																																						
																					INC DATE				AG 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930																																															
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1980	1980	3	100	10,000																																															
3	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	1980	1980	3	100	4,500																																															
4	0972	ST LGHT UN	0	0	0	0	30.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	15,180																																															
5	0431	CL FNC 8B	0	0	0	0	5,640.00	LF	12.50	12.50	100	1980	1980	3	20	14,100																																															
6	1050	TOWER-COMM	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	3	100	60,000																																															
7	0506	FLAGPOLE B	0	0	0	0	60.00	LF	100.00	100.00	100	1980	1980	3	20	1,200																																															
8	0463	FENCE GATE	0	0	0	0	30.00	UT	300.00	300.00	100	1980	1980	3	20	1,800																																															
9	0980	TANK	0	0	0	0	1.00	UT	33,000.00	33,000.00	100	1980	1980	3	20	6,600																																															
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000																																															
LAND DESCRIPTION					TOTAL OB/XF													120,310																																													
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																																							
1	008800	C	FEDERAL	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	126,000																																														

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		28	GLASS THRM 100		8901	04	34,519	74.6100	127.96	4,417,051	1962	1962	0	0	0	50.00	50.00	VALUATION BY		STANDARD																	
Roof Structur		10	STEEL FRME 100		2 GOVT BLDG - 0% - 0													Heated Area: 34519										HX Base Yr									
Roof Cover		04	BUILT-UP 100		160 80 80 80 160 80 80 80 160 80 80 80 160 80 80 80 160 80 80 80 FBM 1993 160 80 80 80 160 80 80 80 160 80 80 80 160 80 80 80 160 80 80 80 BAS 1993 159 80 80 80 159 80 80 80 159 80 80 80 159 80 80 80 159 80 80 80 BAS 1993																																
Interior Wall		04	PLYWOOD 50																																		
Interior Wall		05	DRYWALL 50																																		
Interior Floor		14	CARPET 100																																		
Ceiling		01	FIN.SUSPD 100																																		
Air Condition		01	NONE 100																																		
Heating Type		06	STEAM 100																																		
Fixtures		12	100																																		
Frame		05	STEEL 100																																		
Common Wall			60 100																																		
Story Height			0 100																																		
RMS			1 100																																		
Stories		0	0 100																																		
Units			0 100																																		
BUD8 Adjustme		03	DIST HI 100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		8800	FEDERAL																																		
MAP NUM			MKT AREA		06																																
NEIGHBORHOOD/LOC			6001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	12,759	100	12,759	816,321																																	
BAS	12,800	100	12,800	818,944																																	
FBM	12,800	70	8,960	573,261																																	
TOTALS					38,359		34,519	2,208,526																													
EXTRA FEATURES					37075 AVIATION LN, HILLIARD																																
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																					
11	0940	SHEDS/PORT	0	0	0	0	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608																					
12	0511	GARAGE CB-	0	0	0	0	300.00	SF	40.00	40.00	100	1980	1980	3	32.5	3,900																					
13	0803	ASPHALT C	0	0	0	0	16,800.00	SF	2.00	2.00	100	1980	1980	3	50	16,800																					
14	0803	ASPHALT C	0	0	0	0	16,000.00	SF	2.00	2.00	100	1980	1980	3	50	16,000																					
15	1131	REINFR 8	0	0	120	4	480.00	SF	6.30	6.30	100	1980	1980	3	73.5	2,223																					
16	0980	TANK	0	0	0	0	2.00	UT	250.00	250.00	100	1980	1980	3	20	100																					
17	0810	CONCRETE A	0	0	0	0	25.00	SF	6.50	6.50	100	1980	1980	3	32.5	53																					
18	0810	CONCRETE A	0	0	0	0	1,000.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,113																					
19	0964	HALON SYST	0	0	0	0	23,760.00	SF	50.00	50.00	100	1980	1980	3	60	712,800																					
20	0980	TANK	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	20	400																					
LAND DESCRIPTION										TOTAL OB/XF										755,997																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
																	</																				

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 8									
ELEMENT	CD	PRECAST PN 100	1701	04	3,400	71.0424	100.70	342,380	1970	1970	0	0	0	80.00	20.00	STANDARD													
Exterior Wall	22	STEEL FRME 100	3 OFFICE 1&2 - 0% - 0													Heated Area: 3400 HX Base Yr													
Roof Structur	10	BUILT-UP 100																											
Roof Cover	04	PLYWOOD 50																											
Interior Wall	04	DRYWALL 50																											
Interior Wall	05	VINYL ASB 100																											
Interior Floo	06	FIN.SUSPD 100																											
Ceiling	01	NONE 100																											
Air Condition	01	STEAM 100																											
Heating Type	06	9 100																											
Fixtures	9	STEEL 100																											
Frame	05																												
Common Wall		60 100																											
Story Height		0 100																											
RMS		1 100																											
Stories	0	0 100																											
Units		0 100																											
BUD8 Adjustme	03	DIST HI 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	8800	FEDERAL																											
MAP NUM		MKT AREA														06													
NEIGHBORHOOD/LOC	6001	00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,000	100	2,000	40,280																									
FBM	2,000	70	1,400	28,196																									
TOTALS					4,000		3,400	68,476																					
EXTRA FEATURES					37075 AVIATION LN, HILLIARD																								
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													

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