

REVIEW DATE	09/24/2020	BY	KK	Total Acres:	53.79	Total Land Value:	242,055	Market:	0	Agricultural:	0	Common:	242,055	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall		15	CONC BLOCK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD									
Roof Structur		04	WOOD TRUSS 100		1701		04	1,104	89.7750	127.26	140,495	1985	1985	0	0	53.00	47.00	Tax Group: 3		Tax Dist:									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		1,821,726									
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE		146,866									
Interior Floo		14	CARPET 100															TOTAL LAND VALUE - MARKET		242,055									
Ceiling		02	F.NOT SUS 100															TOTAL MARKET VALUE		2,210,647									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		576,967									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		03		1,633,680							
Fixtures			3 100															TOTAL EXEMPTION VALUE				1,633,680							
Frame		03	MASONRY 100															BASE TAXABLE VALUE		0									
Story Height			8 100															TOTAL JUST VALUE		2,210,647									
RMS			3 100															NCON VALUE		0									
Stories		1.	1. 100															INCOME VALUE											
Units			0 100															PREVIOUS YEAR MKT VALUE		2,240,646									
BUD8 Adjustme		03	DIST HI 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		8600	COUNTY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		1,080	100	1,080	64,597																								
CAN		80	30	24	1,435																								
TOTALS		1,160		1,104	66,033																								
EXTRA FEATURES		37356 PEA FARM RD, HILLIARD										BLD DATE		09/24/2020		KK		LGL DATE		09/24/2020		KK							
												XF DATE		09/24/2020		KK		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												
21	0812	CONCRETE C	0	0	0	0	4,250.00	SF	4.00	4.00	100	2004	2004	3	84	14,280													
22	0812	CONCRETE C	0	0	0	0	1,201.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,561													
23	0803	ASPHALT C	0	0	200	20	24,000.00	SF	1.42	1.42	100	1980	1980	3	50	17,040													
24	0978	SECURTY LT	0	0	0	0	3.00	UT	319.50	319.50	100	1975	1975	3	20	192													
26	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1975	1975	3	100	500													
27	0812	CONCRETE C	0	0	0	0	5,570.00	SF	2.84	2.84	100	1985	1985	3	47	7,435													
28	0681	POLE SHED	0	0	20	19	380.00	SF	10.65	10.65	100	1985	1985	3	20	809													
29	0811	CONCRETE B	0	0	0	0	811.00	SF	3.69	3.69	100	1985	1985	3	47	1,407													
30	0402	CONC BUMPE	0	0	0	0	2.00	UT	17.75	17.75	100	1985	1985	3	58	21													
31	0803	ASPHALT C	0	0	0	0	15,989.00	SF	1.42	1.42	100	1985	1985	3	50	11,352													
LAND DESCRIPTION										TOTAL OB/XF										54,597									
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					

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Fixtures		4 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		11 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	8600/COUNTY			
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC	6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	51,321
TOTALS	1,960		1,960	51,321

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1709	04	1,960	80.3250	65.46	128,302	1997	1997	0	0	60.00	40.00

6 MH OFFICE - 0% - 0

Heated Area: 1960

HX Base Yr

35

56

56

35

BAS
2014

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020

NASSAU COUNTY PROPERTY					PAGE 5 of 6		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				1, 821, 726			
TOTAL MARKET OB/XF VALUE				146, 866			
TOTAL LAND VALUE - MARKET				242, 855			
TOTAL MARKET VALUE				2, 210, 647			
SOH/AGL Deduction				576, 967			
ASSESSED VALUE				1, 633, 680			
TOTAL EXEMPTION VALUE				03	1, 633, 680		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				2, 210, 647			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				2, 240, 646			

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
42	0351	CARPORT MT	0	0	30	18			6.90
TOTAL OB/XF 3,465									

LAND DESCRIPTION										TOTAL OB/XF										3,465									
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					

[illegible]