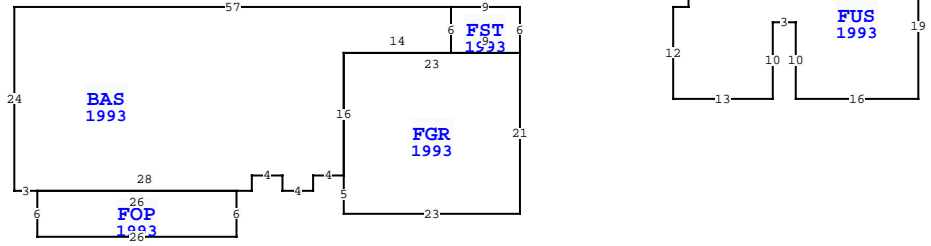


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,007	98.7840	123.48	247,824	1992	1997	0	0	13.00	87.00		
1 SNGL FAM - 100% - 0 Heated Area: 1664 HX Base Yr													



Quality	01 Quality Level 01			
DOR CODE	5000 IMPROVED AG			
MAP NUM	MKT AREA 09			
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	118,170
FGR	483	55	266	28,576
FOP	156	30	47	5,049
FST	54	55	30	3,222
FUS	564	100	564	60,589
TOTALS	2,357		2,007	215,607

17103 MCINTOSH RD, HILLIARD

BLD DATE	LGL DATE	06/15/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0200	BARN WD 0-	0 100	48	34	1,632.00	SF	20.00	20.00	100	1999	1999	3	27	8,813	
2	1242	WD DECK A	0 100	24	10	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
3	0510	GARAGE WD-	0 100	24	11	264.00	SF	26.95	26.95	100	2008	2008	3	52	3,700	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			215,607
TOTAL MARKET OB/XF VALUE			12,993
TOTAL LAND VALUE - MARKET			128,500
TOTAL MARKET VALUE			260,058
SOH/AGL Deduction			135,062
ASSESSED VALUE			124,996
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			74,996
TOTAL JUST VALUE			357,100
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006864	REPAIR/RRF	12,130	05/03/2022
4128	H/AC	1,900	03/13/1992
7095	NEW CONSTR	64,084	03/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/0730	7/15/1999	WD	U	I	01	100
GRANTOR: VANZANT MARK						
GRANTEE: VANZANT MARK & TAMM						
0604/0444	8/10/1990	WD	Q	V		20,000
GRANTOR: ARMSTRONG DOLORES C						
GRANTEE: VANZANT MARK						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FST=[YR=1993] W9 BAS=[YR=1993] W57 S24 E3 FOP=[YR=1993] S6 E26 N6 W26\$ E28 N2 E4 S2 E4 N2 E4 FGR=[YR=1993] S5 E23 N21 W23 S16\$ N16 E14 N6\$ S6 E9 N6\$ PTR=E20 FUS=[YR=1993] E2 N7 E30 S19 W16 N10 W3 S10 W13 N12\$ W20\$.													

LAND DESCRIPTION														TOTAL OB/XF 12,993										
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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	370.00	370.00	1,458							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,500							