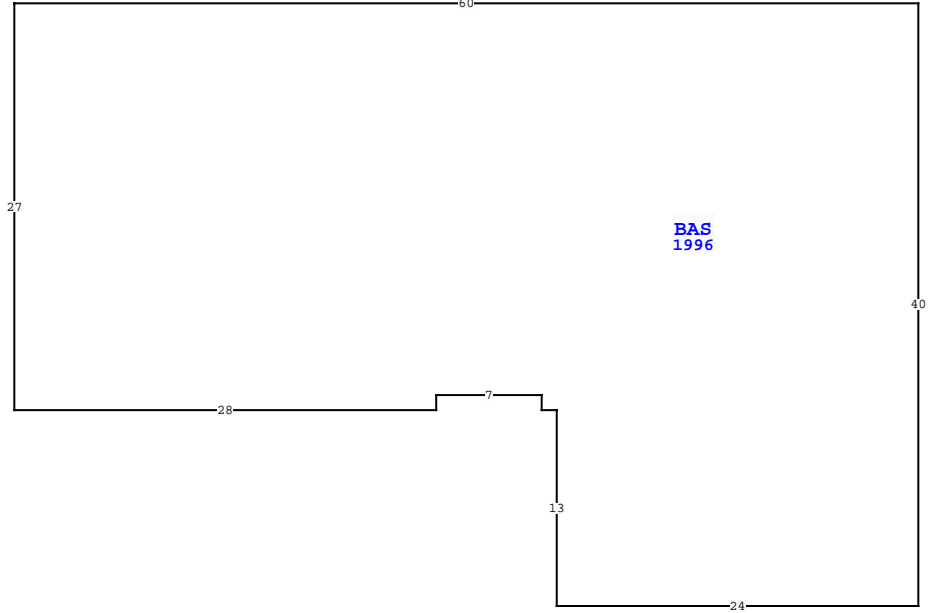


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	Quality Level 05	
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
BAS	1,925	100	1,925
			SUBAREA MARKET VALUE
			102,453
TOTALS	1,925		1,925
			102,453

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,925	147.8400	110.88	213,444	1996	2001	0	0	52.00	48.00		
1 M/H 94+ - 100% - 2023 Heated Area: 1925 HX Base Yr 2023													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		102,453	
TOTAL MARKET OB/XF VALUE		27,830	
TOTAL LAND VALUE - MARKET		175,410	
TOTAL MARKET VALUE		204,245	
SOH/AGL Deduction		50,730	
ASSESSED VALUE		153,515	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		103,515	
TOTAL JUST VALUE		305,693	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24382	ADDITION	1,000	02/01/2011
B21362	ADDITION	4,520	04/01/2008
R11226	REPAIR/RRF	600	04/01/2008
MHU95994	MH MOVE-ON	0	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/1467	10/09/2007	QC	U	I	01	100

GRANTOR: PICKETT JOSHUA DAVID
GRANTEE: VANZANT LAURIE ANNE
1393/1267 3/06/2006 WD Q I 195,700
GRANTOR: STROUD TONY & MELODY
GRANTEE: PICKETT JOSHUA D &

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	1242	WD DECK A	0	100	10	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
3	0202	BARN WD 30	0	100	72	48	SF	15.00	15.00	100	2000	2000	3	28	14,515	
4	0681	POLE SHED	0	100	48	14	SF	15.00	15.00	100	2008	2008	3	52	5,242	
5	0681	POLE SHED	0	100	60	11	SF	15.00	15.00	100	2008	2008	3	52	5,148	

TOTAL OB/XF														27,830			
17181 MCINTOSH RD, HILLIARD																	
BLD DATE		LGL DATE		LAND DATE		06/15/2023		MLU									
XF DATE		LAND DATE		AG DATE													
INC DATE		AG DATE															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1996] W60 S27 E28 N1 E7 S1 E1 S13 E24 N40\$.													

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	3.87	AC		1.00	1.00	1.00	18,000.00	18,000.00	69,660										
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	555.00	555.00	3,052										
3	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250										
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	104,500										