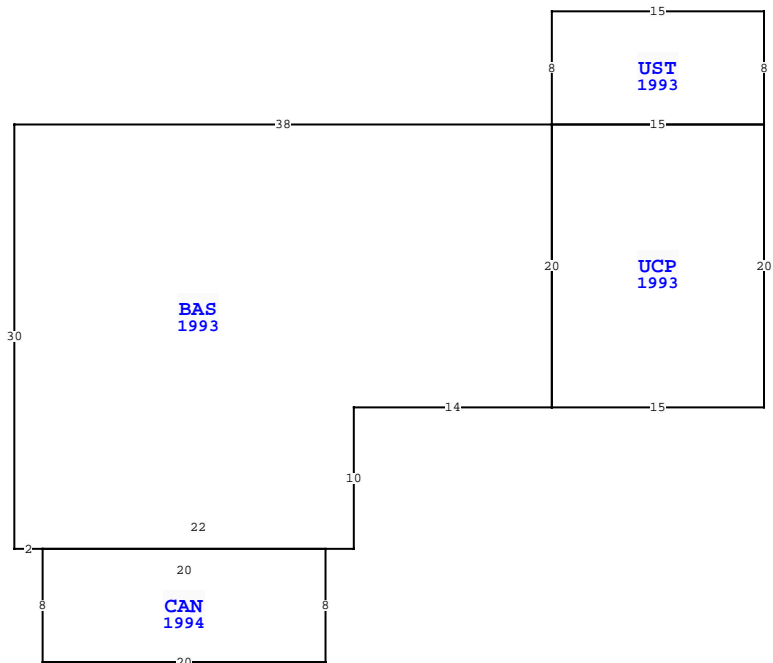


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 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			
0100	04	1,156	87.8850	83.49	96,514	1943	1960	0	0	0	31.50	68.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1000 HX Base Yr														



Quality	03 Quality Level 03			
DOR CODE	1700 OFFICE BUILDINGS			
MAP NUM	MKT AREA 06			
NEIGHBORHOOD/LOC	6002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	57,191
CAN	160	30	48	2,745
UCP	300	20	60	3,431
UST	120	40	48	2,745
TOTALS	1,580		1,156	66,112

551438 US HWY 1, HILLIARD

BLD DATE	11/04/2021	KK	LGL DATE	
XF DATE	11/04/2021	KK	LAND DATE	11/04/2021
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	0803	ASPHALT C	0	0	0	1,078.00	UT	2.00	2.00	100	1970	1970	3	50	1,078	
2	0810	CONCRETE A	0	0	43	387.00	SF	6.50	6.50	100	1970	1970	3	21	528	
3	0810	CONCRETE A	0	0	40	80.00	SF	6.50	6.50	100	1980	1980	3	32.5	169	
4	0422	CL FNC 4'	0	0	0	260.00	LF	15.00	15.00	100	1980	1980	3	20	780	
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120	
6	0825	BRICK	0	0	0	28.00	SF	12.50	12.50	100	2000	2000	3	94	329	

TOTAL OB/XF 3,004

LAND DESCRIPTION																								
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	001700	C	1STORY OFF	0	0004	C-1	-155.00	240.00	37,200.00	SF		1.00	1.00	1.00	2.00	2.00	74,400							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,112
TOTAL MARKET OB/XF VALUE			3,004
TOTAL LAND VALUE - MARKET			74,400
TOTAL MARKET VALUE			143,516
SOH/AGL Deduction			9,955
ASSESSED VALUE			133,561
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			133,561
TOTAL JUST VALUE			143,516
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9608-058	REPAIR/RRF	875	08/29/1996
87-779	REPAIR/RRF	3,460	06/23/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/0809	12/04/2019	WD	Q	I	01	117,500
GRANTOR: RODENBARGER FRANCES						
GRANTEE: CUBBEDGE DAVID L &						
2202/0248	5/29/2018	WD	Q	I	01	109,000
GRANTOR: HILL JONATHAN H JR						
GRANTEE: RODENBARGER FRANCES						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
UST=[YR=1993] W15 S8 BAS=[YR=1993] W38 S30 E2 CAN=[YR=1994] S8 E20 N8 W20 \$ E22 N10 E14 UCP=[YR=1993] E15 N20 W15 S20 \$ N20 \$ E15 N8 \$.													