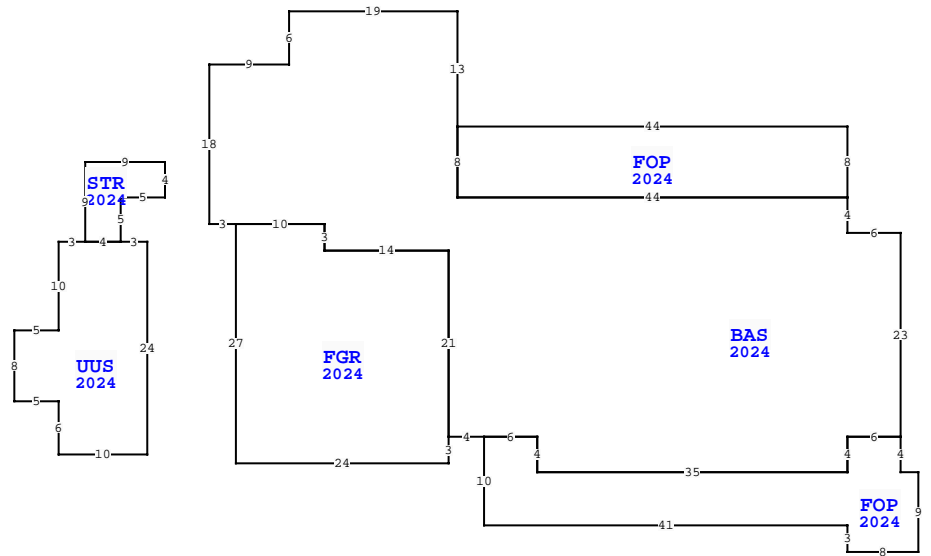


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	12	MODULAR MT	10
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,150	100	2,150
FGR	606	55	333
FOP	352	30	106
FOP	366	30	110
STR	56	10	6
UUS	280	50	140
TOTALS	3,810		2,845
			379,295

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,845	106.6560	133.32	379,295	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2150	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			401,510
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			251,200
TOTAL MARKET VALUE			487,190
SOH/AGL Deduction			0
ASSESSED VALUE			487,190
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			437,190
TOTAL JUST VALUE			654,710
NCON VALUE			381,295
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21-10670	CO'D		11/08/2023
21010670	NEW CONSTR	345,410	08/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1517	7/28/2022	QC	U	I	11	100
GRANTOR: LEWIS ERIC & CYNTHIA						
GRANTEE: CLEMONS KIMBERLY						
2522/0277	12/14/2021	QC	U	V	11	100
GRANTOR: LEWIS RAYMOND EST						
GRANTEE: CLEMONS KIMBERLY						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

48180 REVERE RD, HILLIARD
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/30/2023 MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=30,-10] E19 S13 S8 E44 S4 E6 S23 W6 S4 W35 N4 W6 W4 N21 W14 N3 W10 W3 N18 E9 N6 \$									
FOP=[YR=2024;ORIG=49,11] E44 N8 W44 S8 \$									
FOP=[YR=2024;ORIG=52,48] E41 S3 E8 N9 W2 N4 W6 S4 W35 N4 W6 S10 \$									
FGR=[YR=2024;ORIG=48,41] N3 N21 W14 N3 W10 S27 E24 \$									
UUS=[YR=2024;ORIG=14,40] N24 W3 W4 W3 S10 W5 S8 E5 S6 E10 \$									
STR=[YR=2024;ORIG=7,16] E4 N5 E5 N4 W9 S9 \$									

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		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	730.00	730.00	11,680							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.00	AC		1.00	1.00	0.80	14,000.00	11,200.00	179,200							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		N/A	100
Bathrooms		N/A	100
Frame	05	STEEL	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level 06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,040	100	21,961
PTO	240	5	253
TOTALS	1,280		22,215

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
2																
2 GARAGE RES - 100% - 2024					Heated Area: 1040				HX Base Yr 2024							
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">PTO 2023 BAS 2023</p> </div>																
BLD DATE			XF DATE			INC DATE			LGL DATE			LAND DATE			AG DATE	
									05/30/2023			MLU				

NASSAU COUNTY PROPERTY			PAGE 2 of 2	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
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TOTAL MARKET VALUE				487,190
SOH/AGL Deduction				0
ASSESSED VALUE				487,190
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				437,190
TOTAL JUST VALUE				654,710
NCON VALUE				381,295
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
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GRANTOR: LEWIS ERIC & CYNTHIA							
GRANTEE: CLEMONS KIMBERLY							
2522/0277	12/14/2021	QC	U	V	11	100	
GRANTOR: LEWIS RAYMOND EST							
GRANTEE: CLEMONS KIMBERLY							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/30/2023	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=70,10] E26 S40 W26 N10 N20 N10 \$											
PTO=[YR=2023;ORIG=70,20] W12 S20 E12 N20 \$											

EXTRA FEATURES														TOTAL OB/XF																
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														
48180 REVERE RD, HILLIARD																	0													

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						