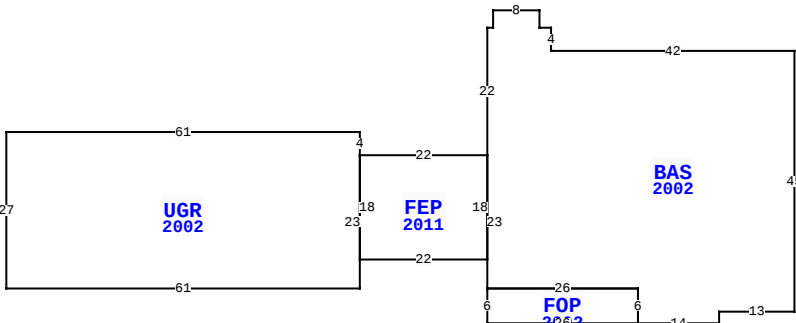
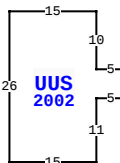


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		20	FACE BRICK 100		0900	01	3,690	104.7600		130.95	483,206	2002	2002		0	0	15.75	84.25	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2003										Heated Area: 2377										HX Base Yr 2003									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 4					Tax Dist:				
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE					407,101				
Interior Floor		11	CLAY TILE 80																						TOTAL MARKET OB/XF VALUE					38,922				
Interior Floor		14	CARPET 20																						TOTAL LAND VALUE - MARKET					155,360				
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE					601,383				
Heating Type		04	AIR DUCTED 100		SOH/AGL Deduction					330,817																								
Bedrooms			3 100		ASSESSED VALUE					270,566																								
Bathrooms			2 100		TOTAL EXEMPTION VALUE					HX HB					50,000																			
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE					220,566																								
Stories			1. 1. 100		TOTAL JUST VALUE					601,383																								
Units			0 100		NCON VALUE					0																								
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					585,698																								
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		05																													
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,377	100	2,377	262,243																														
FEP	396	80	317	34,973																														
FOP	156	30	47	5,186																														
UGR	1,647	45	741	81,751																														
UUS	415	50	208	22,948																														
TOTALS		4,991	3,690	407,101																														
EXTRA FEATURES					48137 GALTS GULCH, HILLIARD										BLD DATE				LGL DATE		05/19/2023		MLU											
															XF DATE				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																			
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720																				
2	0812	CONCRETE C	0 100	0 0	1,747.00	SF	4.00	4.00	100	2002	2002	3	82	5,730																				
3	0940	SHEDS/PORT	0 100	12 10	120.00	SF	21.30	21.30	100	2002	2002	3	20	511																				
4	0510	GARAGE WD-	0 100	26 40	1,040.00	SF	35.00	35.00	100	2015	2015	3	78	28,392																				
5	0810	CONCRETE A	0 100	16 26	416.00	SF	6.50	6.50	100	2015	2015	3	95	2,569																				
LAND DESCRIPTION					TOTAL OB/XF										38,922																			
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										
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	9.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	155,360																	
															</																			