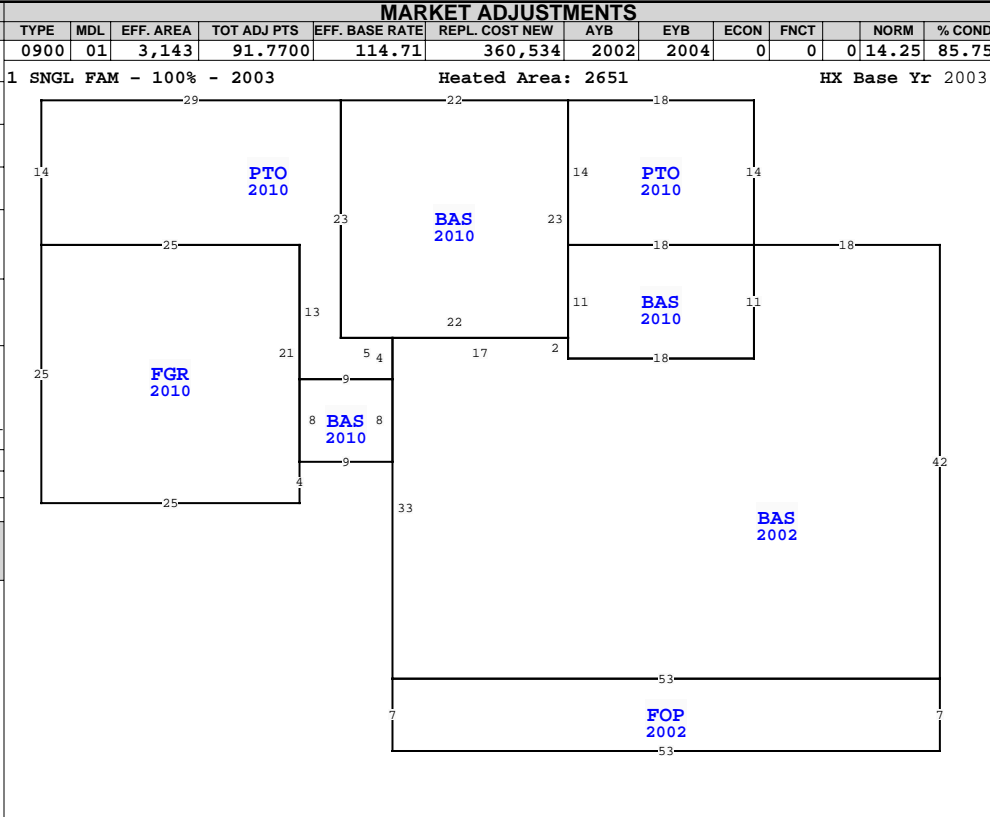


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,158	
TOTAL MARKET OB/XF VALUE		11,892	
TOTAL LAND VALUE - MARKET		187,000	
TOTAL MARKET VALUE		359,565	
SOH/AGL Deduction		188,020	
ASSESSED VALUE		171,545	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		121,545	
TOTAL JUST VALUE		508,050	
NCN VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,879	

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,875	100
BAS	72	100
BAS	198	100
BAS	506	100
FGR	625	55
FOP	371	30
PTO	252	5
PTO	478	5
TOTALS	4,377	3,143

48260 BIG HAMMOCK LN, HILLIARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007446	REPAIR/RRF	13,680	05/12/2022
B23665	GARAGE	63,500	06/01/2010
M5640	H/AC	0	01/01/2002
B8996	NEW CONSTR	138,068	12/01/2001
R3690	REPAIR/RRF	3,000	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1402	12/13/2021	LE	U	V	14	100

GRANTOR: PICKETT RICHARD H & D
GRANTEE: PICKETT RICHARD H &
1014/1087 10/19/2001 WD U V 01 132,000
GRANTOR: PICKETT EVELENA
GRANTEE: PICKETT RICHARD & 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	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	100	0	535.00	SF	6.50	6.50	100	2010	2010	3	91	3,165	
3	0940	SHEDS/PORT	0	100	10	100.00	SF	20.10	20.10	100	2003	2003	3	21	422	
4	0680	POLE SHED	0	100	20	600.00	SF	10.00	10.00	100	2003	2003	3	32	1,920	
5	0940	SHEDS/PORT	0	100	10	250.00	SF	30.00	30.00	100	2010	2010	3	45	3,375	

TOTAL OB/XF													11,892				
BLD DATE	03/03/2023		NW	LGL DATE	03/11/2024		DC										
XF DATE				LAND DATE	03/11/2024		DC										
INC DATE				AG DATE	03/11/2024		DC										

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=2002;ORIG=0,0] W18 S11 W18 N2 W17 S33 E53 N42 \$
FGR=[YR=2010;ORIG=-87,0] S25 E25 N4 N21 W25 \$
BAS=[YR=2010;ORIG=-36,-14] W22 S23 E22 N23 \$
PTO=[YR=2010;ORIG=-58,-14] W29 S14 E25 S13 E9 N4 W5 N23 \$
FOP=[YR=2002;ORIG=-53,42] S7 E53 N7 W53 \$
PTO=[YR=2010;ORIG=-18,0] N14 W18 S14 E18 \$
BAS=[YR=2010;ORIG=-18,0] W18 S11 E18 N11 \$
BAS=[YR=2010;ORIG=-62,21] E9 N8 W9 S8 \$

LAND DESCRIPTION										TOTAL OB/XF										11,892				
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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	370.00	370.00	3,515							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	152,000							