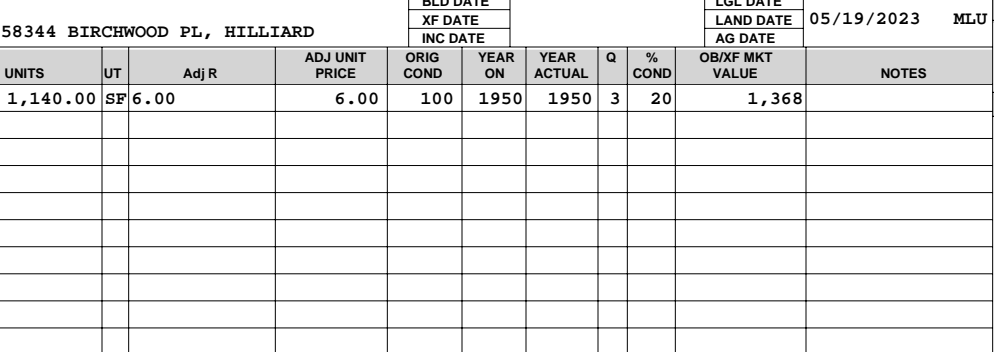


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		0	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	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	980	100	980
BAS	50	100	50
BAS	192	100	192
FUS	640	100	640
USP	224	30	67
TOTALS	2,086		1,929

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,929	54.0000	51.30	98,958	1910	1925	0	0	0	50.00	50.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1862 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			49,479
TOTAL MARKET OB/XF VALUE			1,368
TOTAL LAND VALUE - MARKET			430,000
TOTAL MARKET VALUE			119,617
SOH/AGL Deduction			10,432
ASSESSED VALUE			109,185
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			109,185
TOTAL JUST VALUE			480,847
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			478,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/0759	11/17/2015	SW	Q	I	01	340,000
GRANTOR: JOHNSON PAUL M						
GRANTEE: WHITE OAK CONSERVAT						
1974/0407	4/10/2015	WD	U	I	11	100
GRANTOR: JOHNSON DORA MAE REVO						
GRANTEE: JOHNSON PAUL M						

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	0681	POLE SHED	0	0	38	30			6.00	100	1950	1950	3	20	1,368	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
58344 BIRCHWOOD PL, HILLIARD				05/19/2023 MLU			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W19 BAS=[YR=2007] N12 W16 S12 E16\$ W16													
USP=[YR=1993] W8 S28 E8 N28\$ S28 E25 BAS=[YR=2007] S5 E10 N5													
W10\$ E10 N28\$ PTR=E15 FUS=[YR=2007] E16 S40 W16 N40\$ W15\$.													

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	DPHT 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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	370.00	370.00	5,550							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	44.00	AC		1.00	1.00	1.00	555.00	555.00	24,420							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,000							