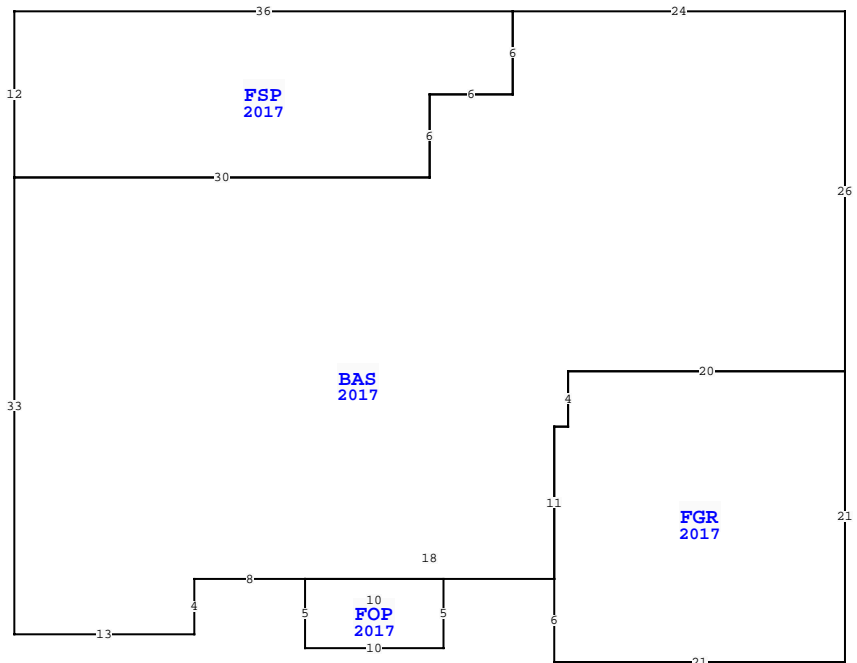




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
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	
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1805					HX Base Yr 2018		



Quality	06	Quality Level 06		
DOR CODE	5500	TIMBERLAND 80-89		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	203,009
FGR	437	55	240	26,993
FOP	50	30	15	1,687
FSP	396	40	158	17,771
TOTALS	2,688		2,218	249,459

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE				249,459
TOTAL MARKET OB/XF VALUE				69,010
TOTAL LAND VALUE - MARKET				201,000
TOTAL MARKET VALUE				353,464
SOH/AGL Deduction				180,650
ASSESSED VALUE				172,814
TOTAL EXEMPTION VALUE	HX HB WX			55,000
BASE TAXABLE VALUE				117,814
TOTAL JUST VALUE				519,469
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				511,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702607	GARAGE	67,635	06/06/2017
1703861	CO ISSUED	0	05/02/2017
17001309	NEW CONSTR	219,304	02/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1553	9/07/2023	WD	U	I	11	100

GRANTOR: PECK GAIL
GRANTEE: PECK ADAM M
1990/0711 7/09/2015 TD U V 37 50,000
GRANTOR: SHEFFIELD WILLIAM F F
GRANTEE: PECK RODNEY T & GAI

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	0811	CONCRETE B	0	100	0	0		567.00	5.20	100	2017	2017	3	97	2,860	
2	0510	GARAGE WD-	0	100	50	30		1,500.00	52.50	100	2017	2017	3	84	66,150	

3525 HASSELL LN, HILLIARD			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023
INC DATE		AG DATE	MLU
TOTAL OB/XF 69,010			

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2017] W24 FSP=[YR=2017] W36 S12 E30 N6 E6 N6\$ S6 W6												
S6 W30 S33 E13 N4 E8 FOP=[YR=2017] S5 E10 N5 W10\$ E18												
FGR=[YR=2017] S6 E21 N21 W20 S4 W1 S11\$ N11 E1 N4 E20 N26\$.												

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995								
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000								