



| 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 80     |
| Interior Wall            | 06 | CUST PANEL 20  |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,945            | 100         | 1,945        | 247,557              |
| FGR       | 552              | 55          | 304          | 38,693               |
| FOP       | 330              | 30          | 99           | 12,601               |
| FOP       | 406              | 30          | 122          | 15,528               |
| FUS       | 276              | 100         | 276          | 35,129               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,509 |  | 2,746 | 349,508 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|---|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 2,363.00 | SF | 4.00  | 4.00           |       |
| 2              | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 8 | 96.00    | SF | 19.50 | 19.50          |       |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 20 | 9 | 180.00   | SF | 19.50 | 19.50          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 | 0004 | OR       | 0.00  | 0.00  | 1.57        | AC        |       |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                     | 01  | 2,746     | 118.7424    | 148.43         | 407,589        | 2004 | 2004 | 0    | 0    | 14.25 | 85.75  |
| 1 SNGL FAM - 100% - 2022 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2221        |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2022          |     |           |             |                |                |      |      |      |      |       |        |
|                          |     |           |             |                |                |      |      |      |      |       |        |

|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 553377 US HWY 1, HILLIARD | BLD DATE | LGL DATE  | 06/13/2023 | 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   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 2,363.00 | SF | 4.00  | 4.00           | 100       | 2004    | 2004        | 3 | 84     | 7,940           |       |
| 2   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 8 | 96.00    | SF | 19.50 | 19.50          | 100       | 2003    | 2003        | 3 | 21     | 393             |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 20 | 9 | 180.00   | SF | 19.50 | 19.50          | 100       | 1985    | 1985        | 3 | 20     | 702             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,035       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 2               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 366,277   |  |
| TOTAL MARKET OB/XF VALUE  |  | 9,035     |  |
| TOTAL LAND VALUE - MARKET |  | 47,100    |  |
| TOTAL MARKET VALUE        |  | 422,412   |  |
| SOH/AGL Deduction         |  | 53,228    |  |
| ASSESSED VALUE            |  | 369,184   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 319,184   |  |
| TOTAL JUST VALUE          |  | 422,412   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 408,222   |  |

| PERMIT NUM | DESCRIPTION     | AMT    | ISSUED     |
|------------|-----------------|--------|------------|
| 20012136   | 24X35 FGR W/CRT | 40,572 | 12/07/2020 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2368/1329                      | 5/26/2020 | WD        | Q   | I   | 01     |
| GRANTOR: KNOWLES WALTER E & ER |           |           |     |     |        |
| GRANTEE: LOWDENSLAGER VERNON   |           |           |     |     |        |
| 2106/0737                      | 2/28/2017 | WD        | Q   | I   | 01     |
| GRANTOR: WEST LAWRENCE W JR &  |           |           |     |     |        |
| GRANTEE: KNOWLES WALTER E &    |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2004] W43 BAS=[YR=2004] N9 W24 S14 E2 S12               |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2004] S24 E23 N24 W23 \$ E23 S18 E4 S8 FOP=[YR=2004]    |  |  |  |  |  |  |  |  |  |  |  |
| S10 E33 N10 W33\$ E33 N8 E5 N25 W32 N3 W8 S3 W3 N10\$ S10 E3 N3 |  |  |  |  |  |  |  |  |  |  |  |
| E8 S3 E32 N10\$ PTR=N15 FUS=[YR=2004] N23 E12 S23 W12\$ S15\$ . |  |  |  |  |  |  |  |  |  |  |  |

LOWDENSLAGER VERNON E JR  
553377 US HWY 1  
HILLIARD, FL 32046

**30-4N-24-2740-0010-0000**

[illegible]