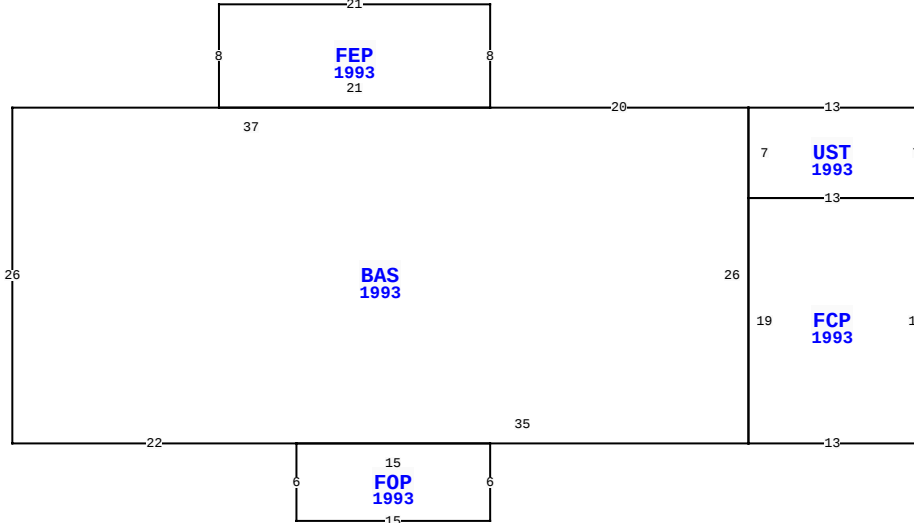


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																											
Exterior Wall	15	CONC BLOCK 90	0100	01	1,746	100.7000	95.66	167,022	1956	1976	0	0	0	23.05	76.95	VALUATION BY																										
Exterior Wall	05	AVERAGE 10	1 SINGLE FAM - 100% - 2019										Heated Area: 1482										HX Base Yr 2019																			
Roof Structure	03	GABLE/HIP 100																					Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE										128,523									
Interior Wall	04	PLYWOOD 50																					TOTAL MARKET OB/XF VALUE										4,612									
Interior Wall	05	DRYWALL 50																					TOTAL LAND VALUE - MARKET										30,000									
Interior Floor	14	CARPET 70																					TOTAL MARKET VALUE										163,135									
Interior Floor	08	SHT VINYL 30																					SOH/AGL Deduction										48,195									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE										114,940									
Heating Type	03	FORCED AIR 100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3 100																					BASE TAXABLE VALUE										64,940									
Bathrooms		2 100																					TOTAL JUST VALUE										163,135									
Frame	03	MASONRY 100											NCON VALUE										0																			
Stories	1.	1. 100											INCOME VALUE																													
Units		0 100											PREVIOUS YEAR MKT VALUE										157,459																			
BUD8 Adjustme	04	DIST 01 100																																								
Occupancy	00	NONE 100																																								
Quality	03	Quality Level 03																																								
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	1,482	100	1,482	109,090																																						
FCP	247	25	62	4,564																																						
FEP	168	80	134	9,863																																						
FOP	90	30	27	1,988																																						
UST	91	45	41	3,018																																						
TOTALS	2,078		1,746	128,523																																						
EXTRA FEATURES					552800 US HWY 1, HILLIARD																																					
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	0510	GARAGE WD-	0 100	28	14	392.00	SF	43.75	43.75	100	1970	1970	3	20	3,430																											
2	0350	CARPORT WD	0 100	28	14	392.00	SF	13.00	13.00	100	1995	1995	3	20	1,019																											
3	0810	CONCRETE A	0 100	0	0	125.00	SF	6.50	6.50	100	1960	1960	3	20	163																											