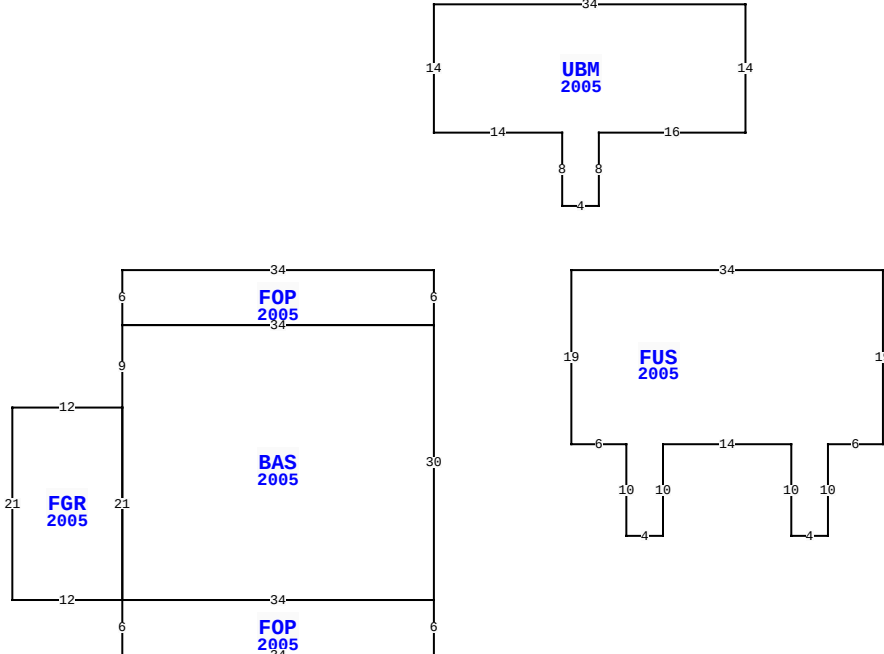


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 100		0100	01	2,109	107.3100	101.94	214,991	2005	2005	0	0	0	8.50	91.50	VALUATION BY		STANDARD											
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2006										Heated Area: 1746			HX Base Yr 2006													
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	12	HARDWOOD 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	3.	3. 100																												
Units		0 100																												
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	1,020	100	1,020	95,141																										
FGR	252	55	139	12,966																										
FOP	204	30	61	5,689																										
FOP	204	30	61	5,689																										
FUS	726	100	726	67,717																										
UBM	508	20	102	9,514																										
TOTALS	2,914		2,109	196,717																										
EXTRA FEATURES				10624 MULBERRY LANDING ANX, HILLIARD												BLD DATE				LGL DATE		06/13/2023		MLU						
				XF 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														