



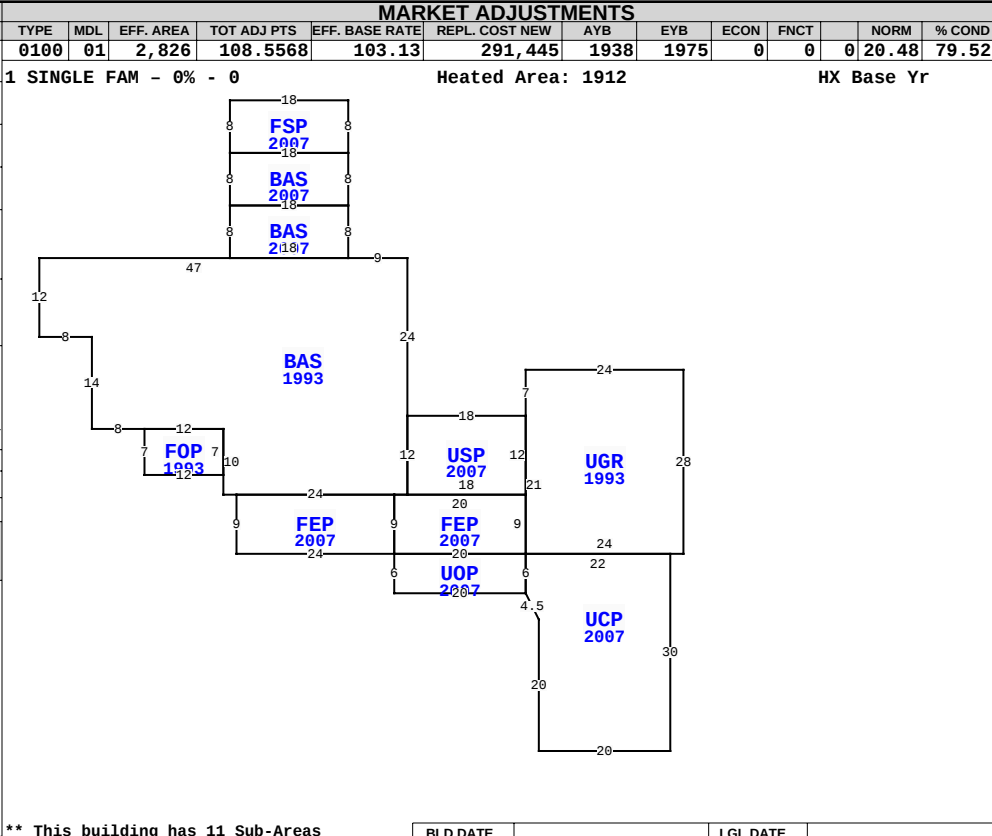
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	133,182
BAS	144	100	144	11,810
BAS	144	100	144	11,810
FEP	180	80	144	11,810
FEP	216	80	173	14,187
FOP	84	30	25	2,050
FSP	144	40	58	4,757
UCP	616	20	123	10,087
UGR	672	45	302	24,767
UOP	120	20	24	1,968
TOTALS	4,160		2,826	231,757



57292 MAYFAIR TRL, HILLIARD	BLD DATE	LGL DATE	05/19/2023	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	0681	POLE SHED	0	0	24	44	1,056.00	SF	15.00	15.00	100	1980	1980	3	20	3,168	
2	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	1980	1980	3	32.5	930	
3	0681	POLE SHED	0	0	30	40	1,200.00	SF	15.00	15.00	100	1980	1980	3	20	3,600	
4	0681	POLE SHED	0	0	20	27	540.00	SF	15.00	15.00	100	1980	1980	3	20	1,620	
5	0940	SHEDS/PORT	0	0	14	20	280.00	SF	21.30	21.30	100	1992	1992	3	20	1,193	
6	0681	POLE SHED	0	0	35	12	420.00	SF	15.00	15.00	100	2009	2009	3	56	3,528	
7	0681	POLE SHED	0	0	22	12	264.00	SF	15.00	15.00	100	2009	2009	3	56	2,218	

LAND DESCRIPTION										TOTAL OB/XF							16,257		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00			
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	370.00	370.00			
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	1		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		231,757			
TOTAL MARKET OB/XF VALUE		16,257			
TOTAL LAND VALUE - MARKET		179,160			
TOTAL MARKET VALUE		286,348			
SOH/AGL Deduction		30,749			
ASSESSED VALUE		255,599			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		255,599			
TOTAL JUST VALUE		427,174			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		416,835			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010096	REPAIR/RRF	35,000	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1717	2/23/2024	QC	U	I	11	100
GRANTOR: VANZANT LARRY D						
GRANTEE: VANZANT LARRY DEAN						
2008/1863	10/08/2015	QC	U	I	11	100
GRANTOR: VANZANT HUBERT						
GRANTEE: VANZANT LARRY D						

BUILDING NOTES									
BUILDING DIMENSIONS									
UGR=[YR=1993] W24 S7 USP=[YR=2007] W18 BAS=[YR=1993] N24 W9 BAS=[YR=2007] N8 BAS=[YR=2007] N8 FSP=[YR=2007] N8 W18 S8 E18 \$ W18 S8 E18 \$ W18 S8 E18 \$ W47 S12 E8 S14 E8 FOP=[YR=1993] S7 E12 N7 W12 \$ E12 S10 E2 FEP=[YR=2007] S9 E24 N9 W24 \$ E24 FEP=[YR=2007] S9 UOP=[YR=2007] S6 E20 UCP=[YR=2007] D4 R2 S20 E20 N30 W22 S6 \$ N6 W20 \$ E20 N9 W20 \$ E2 N12 \$ S12 E18 N12 \$ S21 E24 N28 \$.									