

CASE #2012-CP-235 OR 1847/1706  
IN OR 2796/1802  
PARCELS 1-4 & 1-26

GLORY DWELLERS LLC  
16989 OAK HILL RD  
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 14 | WD SHINGLE 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floo            | 07 | CORK/VTILE 100 |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 |          |    |

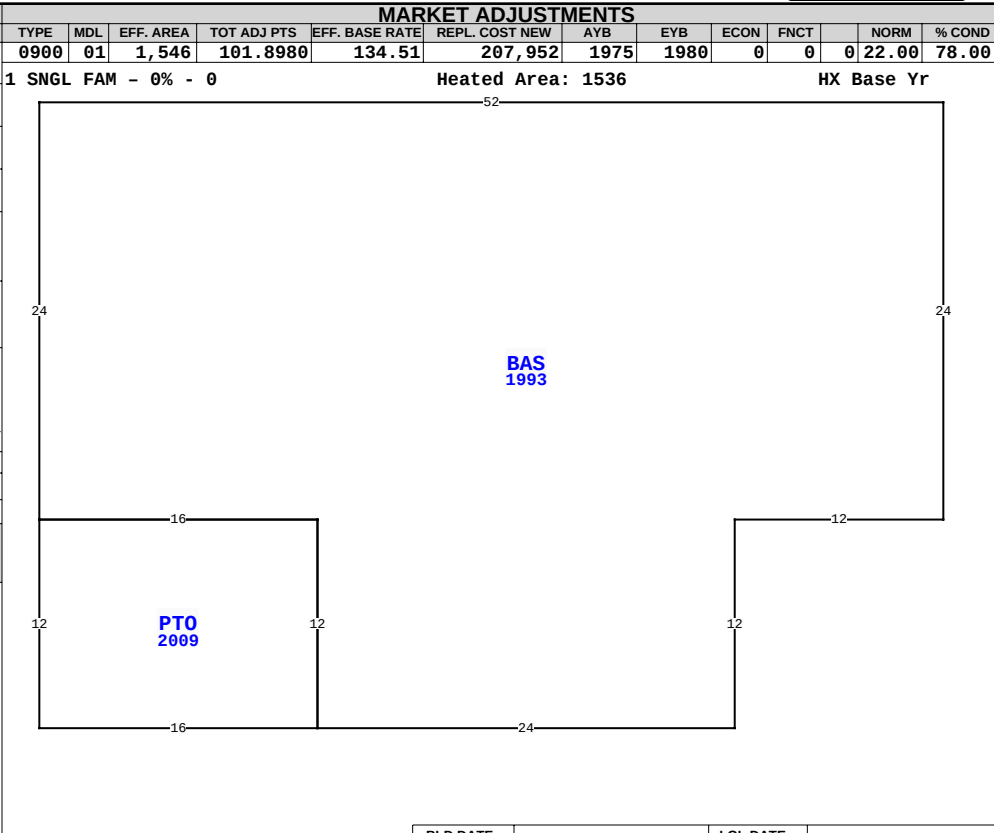
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,536            | 100         | 1993 | 1,536        | 161,153              |
| PTO       | 192              | 5           | 2009 | 10           | 1,049                |
| TOTALS    | 1,728            |             |      | 1,546        | 162,203              |

| 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   | 0940       | SHEDS/PORT  | 0   | 0   | 0  | 0  | 96.00  | SF | 30.00    | 30.00          | 100       | 1965    | 1965        | 3 | 20     | 576             |       |
| 2   | 0510       | GARAGE WD-  | 0   | 0   | 16 | 25 | 400.00 | SF | 35.00    | 35.00          | 100       | 1974    | 1974        | 3 | 20     | 2,800           |       |
| 3   | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1975    | 1975        | 3 | 34     | 1,190           |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000100   | C   | RES                  | 0   | 000 |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

REVIEW DATE 11/17/2022 BY WWX



|          |  |           |            |     |
|----------|--|-----------|------------|-----|
| BLD DATE |  | LGL DATE  | 05/09/2025 | MLU |
| XF DATE  |  | LAND DATE |            |     |
| INC DATE |  | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  | 4,566 |
|-------------|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|-------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  | 4,566 |
|-------------|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|-------|

Total Acres: 6.90 Total Land Value: 134,550 Market: 0 Agricultural: 0 Common: 134,550

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 6 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 162,203  |
| TOTAL MARKET OB/XF VALUE  |           | 4,566    |
| TOTAL LAND VALUE - MARKET |           | 134,550  |
| TOTAL MARKET VALUE        |           | 301,319  |
| SOH/AGL Deduction         |           | 77,150   |
| ASSESSED VALUE            |           | 224,169  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 224,169  |
| TOTAL JUST VALUE          |           | 301,319  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 290,313  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22011636   | REPAIR/RRF  | 14,500 | 07/29/2022 |

| SALES DATA                  |           |           |     |     |        |            |  |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2796/1802                   | 6/25/2025 | WD        | Q   | I   | 01     | 195,000    |  |
| GRANTOR: LEWIS ROBIN H      |           |           |     |     |        |            |  |
| GRANTEE: GLORY DWELLERS LLC |           |           |     |     |        |            |  |
| 0392/0669                   | 7/01/1983 | WD        | Q   | V   |        | 2,000      |  |
| GRANTOR:                    |           |           |     |     |        |            |  |
| GRANTEE:                    |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                            |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W52 S24PT0=[YR=2009] S12E16 N12 W16\$ E16 S12 E24 N12 E12 N24\$. |  |  |  |  |  |  |  |  |  |

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