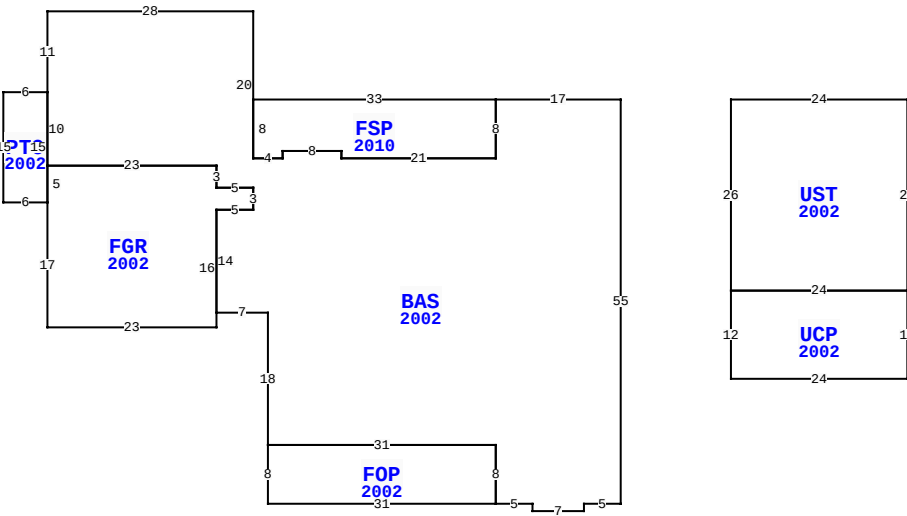


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION																				VALUATION SUMMARY																									
Exterior Wall		20	FACE BRICK 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD																		
Roof Structur		03	GABLE/HIP 100							0900	01	3,680	97.6410	128.89	474,315	2002	2002	0	0	16.50	83.50	Tax Group: 6				Tax Dist:																			
Roof Cover		03	COMP SHNGL 100							1 SNGL FAM - 100% - 2025										Heated Area: 2874										HX Base Yr										BUILDING MARKET VALUE				396,053	
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										31,361															
Interior Floo		14	CARPET 60																	TOTAL LAND VALUE - MARKET										63,000															
Interior Floo		11	CLAY TILE 40																	TOTAL MARKET VALUE										490,414															
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										0															
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										490,414															
Bedrooms			5 100																	TOTAL EXEMPTION VALUE										13		490,414													
Bathrooms			3.5 100																	BASE TAXABLE VALUE										0															
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										490,414															
Stories		1.	1. 100																	NCON VALUE										0															
Units		00	0 100																	INCOME VALUE																									
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										452,674																									
Quality		02	Quality Level 02																																										
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	2,874	100	2002	2,874	309,309																																								
FGR	521	55	2002	287	30,887																																								
FOP	248	30	2002	74	7,964																																								
FSP	256	40	2010	102	10,978																																								
PTO	90	5	2002	4	431																																								
UCP	288	20	2002	58	6,242																																								
UST	624	45	2002	281	30,242																																								
TOTALS		4,901			3,680	396,053																																							
EXTRA FEATURES										2460 CYPRESS RIDGE DR, HILLIARD										BLD DATE 03/03/2023 NW LGL DATE 05/21/2025 MLU																									
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975																														
2	0812	CONCRETE C	0 100	0	0	1,522.00	SF	4.00	4.00	100	2002	2002	3	80	4,870																														
3	1127	BRICK 8"	0 100	23	5	115.00	SF	11.00	11.00	100	2002	2002	3	94	1,189																														
4	0475	VF 4 SBPL	0 100	0	0	143.00	LF	14.00	14.00	100	2003	2003	3	58	1,161																														
5	0469	VF LATTIC	0 100	0	0	143.00	SF	5.50	5.50	100	2003	2003	3	58	456																														
6	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2003	2003	3	20	1,152																														
7	0812	CONCRETE C	0 100	48	21	1,008.00	SF	4.00	4.00	100	2004	2004	3	83	3,347																														
8	0858	SCULP CONC	0 100	30	26	780.00	SF	13.00	13.00	100	2003	2003	3	95	9,633																														
9	0811	CONCRETE B	0 100	0	0	740.00	SF	5.20	5.20	100	2014	2014	3	94	3,617																														
10	0820	WOOD WALK	0 100	0	0	630.00	SF	11.75	11.75	100	2014	2014	3	40	2,961																														
LAND DESCRIPTION										TOTAL OB/XF 31,361																																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000100	C	RES	100	0007	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000																												