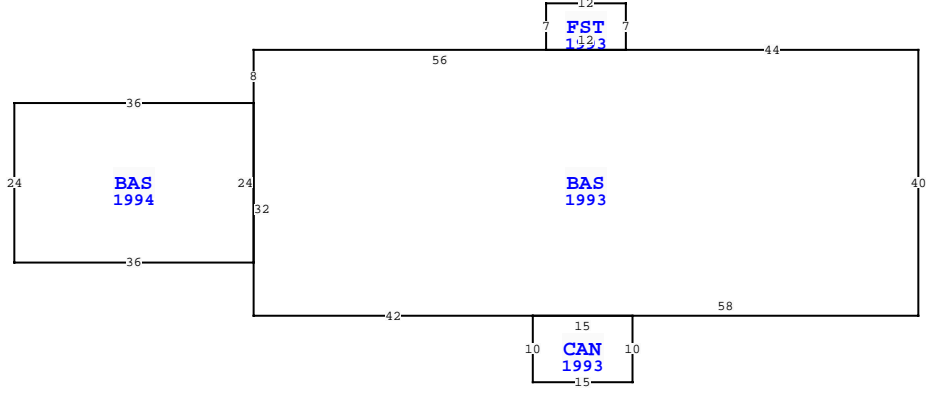




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	GYMNASIUM	- 0%	- 0									Heated Area: 4864 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 4	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,026,596
TOTAL MARKET OB/XF VALUE			312,804
TOTAL LAND VALUE - MARKET			251,370
TOTAL MARKET VALUE			1,590,770
SOH/AGL Deduction			140,730
ASSESSED VALUE			1,450,040
TOTAL EXEMPTION VALUE	04	1,450,040	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,590,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,579,359

Quality	02	Quality Level 02			
DOR CODE	8900	MUNICIPAL			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	1993	4,000	198,320
BAS	864	100	1994	864	42,837
CAN	150	30	1993	45	2,231
FST	84	50	1993	42	2,083
TOTALS	5,098			4,951	245,470

37516 OXFORD ST, HILLIARD

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0802023	ELEC OTHER	0	02/26/2008
B0802024	ADDITION	0	02/19/2008
E0801008	ELEC OTHER	0	01/29/2008
B0801006	SWIM POOL	0	01/29/2008
P0801007	OTHER	0	01/29/2008
0710167	REMODEL	0	10/30/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

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	0812	CONCRETE C	0	0	0	0	6,289.00	SF	4.00	4.00	100	1990	1990	3	57	14,339	
2	0803	ASPHALT C	0	0	0	0	15,683.00	SF	2.00	2.00	100	1990	1990	3	50	15,683	
3	0430	CL FNC 6B	0	0	0	0	1,950.00	LF	9.70	9.70	100	1990	1990	3	26	4,918	
4	0424	CL FNC 6'	0	0	0	0	340.00	LF	20.00	20.00	100	1990	1990	3	26	1,768	
5	0423	CL FNC 5'	0	0	0	0	675.00	LF	6.85	6.85	100	1990	1990	3	26	1,202	
6	0426	CL FNC 12'	0	0	0	0	200.00	LF	15.60	15.60	100	1990	1990	3	26	811	
7	0940	SHEDS/PORT	0	0	13	13	169.00	SF	30.00	30.00	100	1965	1965	3	20	1,014	
8	0402	CONC BUMPE	0	0	0	0	31.00	UT	25.00	25.00	100	2000	2000	3	83	643	
9	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2000	2000	3	48	2,239	
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	1,822	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W44 FST=[YR=1993] N7 W12 S7 E12\$ W56 S8													
BAS=[YR=1994] W36 S24 E36 N24\$ S32 E42 CAN=[YR=1993] S10													
E15 N10 W15\$ E58 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008900	C	MUNICIPAL	0	0006	R-3	630.00	420.00	630.00	FF	4	1.14	1.00	1.14	350.00	399.00	251,370							

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	01	MINIMUM	100		
Interior Floo	03	CONC FINSH	100		
Ceiling	04	NONE	100		
Air Condition	02	WINDOW	100		
Heating Type	01	NONE	100		
Fixtures		14	100		
Frame	03	MASONRY	100		
Story Height		9	100		
RMS		4	100		
Stories	1.	1.100			
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	8900 MUNICIPAL				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	70,731
TOTALS	1,176			1,176	70,730

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	RSTRM	BLDG	- 0%	- 0								Heated Area: 1176	
											HX Base Yr		
				BLD DATE	04/11/2022	KK	LGL DATE						
				XF DATE	04/11/2022	KK	LAND DATE	05/08/2025	MLU				
				INC DATE			AG DATE						

NASSAU COUNTY PROPERTY		PAGE 2 of 4	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		1,026,596	
TOTAL MARKET OB/XF VALUE		312,804	
TOTAL LAND VALUE - MARKET		251,370	
TOTAL MARKET VALUE		1,590,770	
SOH/AGL Deduction		140,730	
ASSESSED VALUE		1,450,040	
TOTAL EXEMPTION VALUE	04	1,450,040	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,590,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,579,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

EXTRA FEATURES 37516 OXFORD ST, 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
11	0861	POOL GUNIT	0	0	0	4,548.00	SF	85.00	85.00	100	2008	2008	3	48	185,558	
12	0845	KOOL DECK	0	0	0	7,110.00	SF	7.25	7.25	100	2008	2008	3	88	45,362	
13	0424	CL FNC 6'	0	0	0	570.00	LF	20.00	20.00	100	2008	2008	3	72	8,208	
14	0845	KOOL DECK	0	0	0	2,744.00	SF	7.25	7.25	100	2008	2008	3	88	17,507	
15	0812	CONCRETE C	0	0	94	50		4,700.00	SF	4.00	1990	1990	3	57	10,716	
16	0463	FENCE GATE	0	0	0	13.00	UT	300.00	300.00	100	1990	1990	3	26	1,014	
TOTAL OB/XF 268,365																

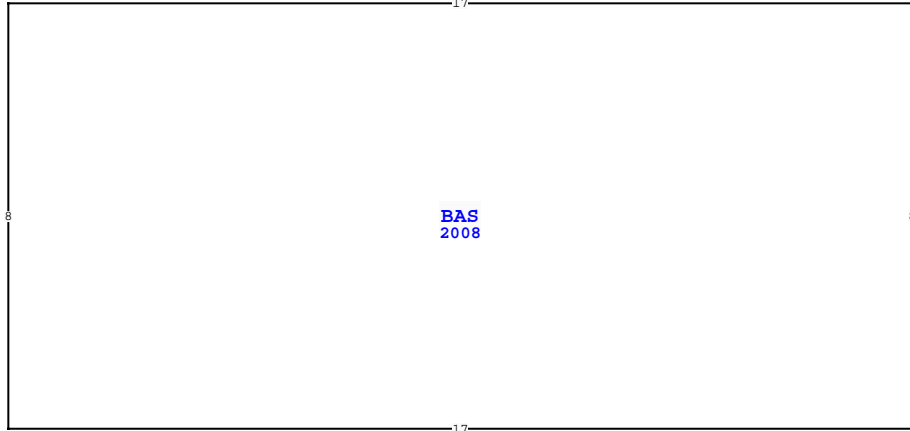
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993]	W49 S24 E49 N24\$.

LAND DESCRIPTION					TOTAL OB/XF 268,365																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
3	RSTRM	BLDG	- 0%	- 0	Heated Area: 136									HX Base Yr



Quality	03	Quality Level 03			
DOR CODE	8900 MUNICIPAL				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100	2008	136	13,706
TOTALS	136			136	13,706

37516 OXFORD ST, HILLIARD

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 3 of 4	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,026,596		
TOTAL MARKET OB/XF VALUE	312,804		
TOTAL LAND VALUE - MARKET	251,370		
TOTAL MARKET VALUE	1,590,770		
SOH/AGL Deduction	140,730		
ASSESSED VALUE	1,450,040		
TOTAL EXEMPTION VALUE	04	1,450,040	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	1,590,770		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,579,359		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W17 S8 E17 N8\$.	

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

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	07	CORK/VTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	10	10 100			
Frame	02	WOOD FRAME 100			
Story Height	10	10 100			
RMS	15	15 100			
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	8900	MUNICIPAL			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,256	100	2015	6,256	692,264
PTO	30	5	2015	2	221
PTO	35	5	2015	2	221
STR	40	10	2015	4	443
STR	40	10	2015	4	443
STR	105	10	2015	10	1,107
STR	182	10	2015	18	1,992
TOTALS	6,688			6,296	696,690

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	6,296	82.9008	116.48	733,358	2015	2015	0	0	5.00	95.00

4 OFFICE - 0% - 0											
Heated Area: 6256 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 4 of 4	3
VALUATION SUMMARY			STANDARD
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		1,026,596	
TOTAL MARKET OB/XF VALUE		312,804	
TOTAL LAND VALUE - MARKET		251,370	
TOTAL MARKET VALUE		1,590,770	
SOH/AGL Deduction		140,730	
ASSESSED VALUE		1,450,040	
TOTAL EXEMPTION VALUE	04	1,450,040	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,590,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,579,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2015] W16 STR=[YR=2015] N5 W8 PTO=[YR=2015] W7 S5 E7 N5\$ S5 E8\$ W55 STR=[YR=2015] N5 W21 S5 E21\$ W21 S34 STR=[YR=2015] W5 S30 W3 S4 E8 N34\$ S34 E92 N2 STR=[YR=2015] E5 N8 PTO=[YR=2015] N6 W5 S6 E5\$ W5 S8 \$ N66\$.						

LAND DESCRIPTION																TOTAL OB/XF										OTHER ADJUSTMENTS AND NOTES					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								