



| 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            |                  | 20          | FACE BRICK 100   |              | 0900                     | 01       | 1,661     | 101.1600    | 133.53         | 221,793            | 2022    | 2022        | 0    | 0      | 0               | 1.50  | 98.50    | VALUATION BY              |            | STANDARD               |  |  |     |  |  |  |  |  |  |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |              | 1 SNGL FAM - 100% - 2023 |          |           |             |                |                    |         |             |      |        |                 |       |          | Heated Area: 1481         |            | HX Base Yr 2023        |  |  |     |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          | BUILDING MARKET VALUE     |            | 218,466                |  |  |     |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          | TOTAL MARKET OB/XF VALUE  |            | 5,675                  |  |  |     |  |  |  |  |  |  |
| Interior Floor           |                  | 13          | LVT/LAMNT 70     |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          | TOTAL LAND VALUE - MARKET |            | 52,500                 |  |  |     |  |  |  |  |  |  |
| Interior Floor           |                  | 14          | CARPET 30        |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          | TOTAL MARKET VALUE        |            | 276,641                |  |  |     |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          | SOH/AGL Deduction         |            | 11,389                 |  |  |     |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |              | ASSESSED VALUE           |          | 265,252   |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100            |              | TOTAL EXEMPTION VALUE    |          | HX HB     |             | 50,722         |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100            |              | BASE TAXABLE VALUE       |          | 214,530   |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |              | TOTAL JUST VALUE         |          | 276,641   |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |              | NCON VALUE               |          | 0         |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Units                    |                  | 0           | 0 100            |              | INCOME VALUE             |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |              | PREVIOUS YEAR MKT VALUE  |          | 259,190   |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| Quality                  |                  | 01          | Quality Level 01 |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| 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                      | 1,481            | 100         | 2022             | 1,481        | 194,792                  |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| FGR                      | 229              | 55          | 2022             | 126          | 16,573                   |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| FOP                      | 20               | 30          | 2022             | 6            | 789                      |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| PTO                      | 160              | 5           | 2022             | 8            | 1,052                    |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| UOP                      | 200              | 20          | 2022             | 40           | 5,261                    |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| TOTALS                   |                  | 2,090       |                  |              | 1,661                    | 218,466  |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |              | 361570 PINE ST, HILLIARD |          |           |             |                |                    |         |             |      |        | BLD DATE        |       | LGL DATE |                           | 05/08/2025 |                        |  |  | 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 | XF DATE  |                           | LAND DATE  |                        |  |  |     |  |  |  |  |  |  |
| 1                        | 0812             | CONCRETE C  | 0 100            | 0            | 0                        | 1,433.00 | SF        | 4.00        | 4.00           | 100                | 2022    | 2022        | 3    | 99     | 5,675           |       | INC DATE |                           | AG DATE    |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |
|                          |                  |             |                  |              |                          |          |           |             |                |                    |         |             |      |        |                 |       |          |                           |            |                        |  |  |     |  |  |  |  |  |  |