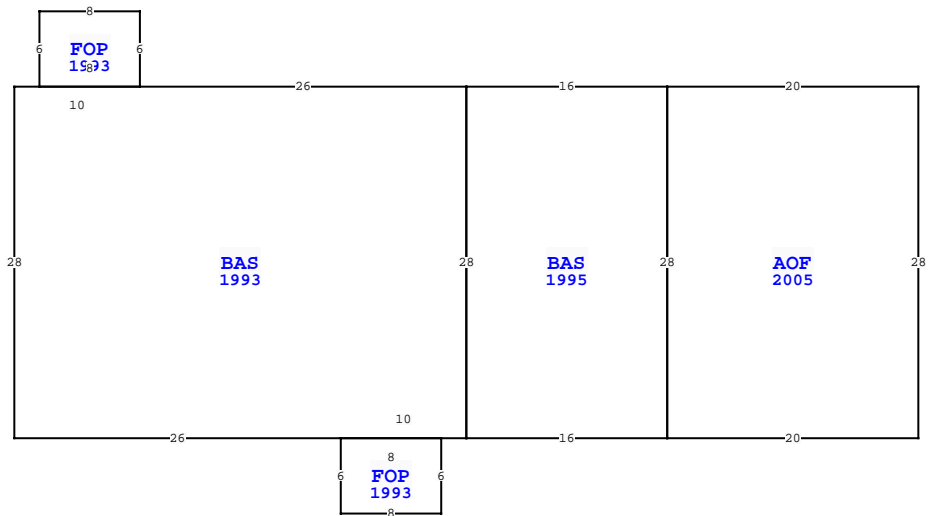




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	04	2,044	89.3025	89.30	182,529	1992	2000		0	0	11.75	88.25		
1 SINGLE FAM - 0% - 2025 Heated Area: 2016 HX Base Yr														



Quality	03	Quality Level 03			
DOR CODE	7200	PRIVATE SCHOOLS			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	560	100	2005	560	44,132
BAS	1,008	100	1993	1,008	79,437
BAS	448	100	1995	448	35,305
FOP	48	30	1993	14	1,103
FOP	48	30	1993	14	1,103
TOTALS	2,112			2,044	161,082

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,082
TOTAL MARKET OB/XF VALUE			2,505
TOTAL LAND VALUE - MARKET			43,750
TOTAL MARKET VALUE			207,337
SOH/AGL Deduction			0
ASSESSED VALUE			207,337
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,337
TOTAL JUST VALUE			207,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
950696	ADDITION	7,000	05/25/1995
06 071	NEW CONSTR	5,000	06/15/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2694/1841	2/12/2024	QC	U	I	11	100	
GRANTOR: STOKES LORETTA J							
GRANTEE: KING CHRISTOPHER &							
0685/1446	7/29/1993	QC	Q	I	01	100	
GRANTOR: STOKES RAYMIE S							
GRANTEE: STOKES ROY & L							

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	0803	ASPHALT	C	0	0	28	28			2.00	100	1999	1999	3	50	784	
2	0422	CL FNC 4'	0	0	0	0		LF	15.00	15.00	100	1996	1996	3	36	1,188	
3	0940	SHEDS/PORT	0	0	10	8		SF	18.30	18.30	100	2001	2001	3	20	293	
4	0446	BOX FNC 6'	0	0	0	0		LF	20.00	20.00	100	2000	2000	3	20	80	
5	1242	WD DECK A	0	0	7	4		SF	10.00	10.00	100	2000	2000	3	20	56	
6	1242	WD DECK A	0	0	13	4		SF	10.00	10.00	100	2000	2000	3	20	104	
TOTAL OB/XF 2,505																	

BUILDING NOTES			
27521 W FIRST AVE, HILLIARD			
BLD DATE	01/17/2018	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
		05/08/2025	MLU

BUILDING DIMENSIONS			
AOF=[YR=2005] W20 BAS=[YR=1995] W16 BAS=[YR=1993] W26			
FOP=[YR=1993] N6 W8 S6 E8\$ W10 S28 E26 FOP=[YR=1993] S6 E8 N6			
W8\$ E10 N28\$ S28 E16 N28\$ S28 E20 N28\$.			

LAND DESCRIPTION																								
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	007200	C	SCHOOL PRI	0	0006	R-2	125.00	125.00	125.00	FF		1.00	1.00	1.00	350.00	350.00	43,750							