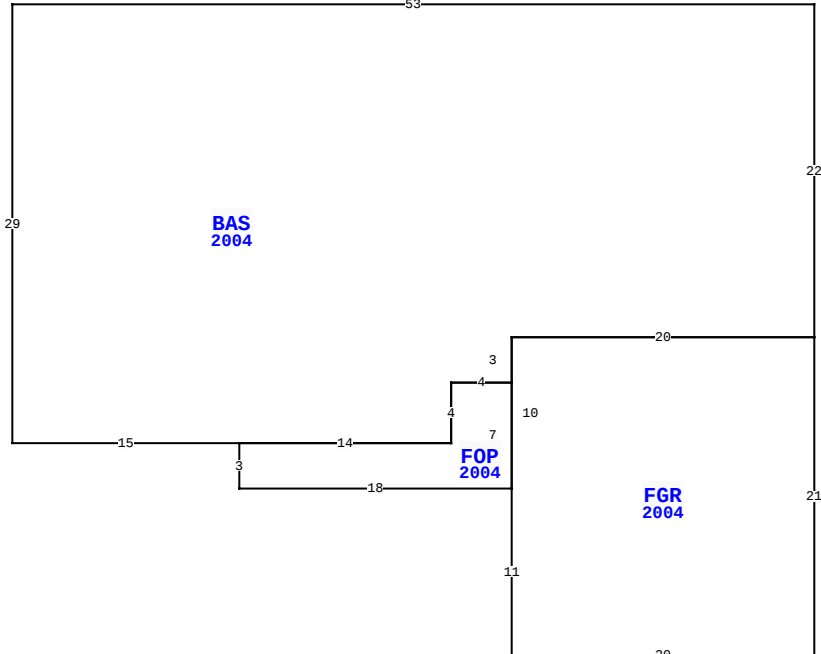


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 3																										
Exterior Wall	20	FACE BRICK 100	0100	01	1,633	114.2400	114.24	186,554	2004	2004	0	0	0	15.00	85.00	VALUATION SUMMARY																										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2005										Heated Area: 1381			HX Base Yr 2005																										
Roof Cover	03	COMP SHNGL 100														VALUATION BY																										
Interior Wall	05	DRYWALL 100														STANDARD																										
Interior Floor	14	CARPET 100														Tax Group: 3																										
Air Condition	03	CENTRAL 100														Tax Dist:																										
Heating Type	04	AIR DUCTED 100														BUILDING MARKET VALUE																										
Bedrooms	3	100														TOTAL MARKET OB/XF VALUE																										
Bathrooms	2	100														TOTAL LAND VALUE - MARKET																										
Frame	02	WOOD FRAME 100														TOTAL MARKET VALUE																										
Stories	1.	1. 100														SOH/AGL Deduction																										
Units	0	100														ASSESSED VALUE																										
Occupancy	00	NONE 100														TOTAL EXEMPTION VALUE																										
Quality																03	Quality Level 03													BASE TAXABLE VALUE												
DOR CODE																0100	SINGLE FAMILY													TOTAL JUST VALUE												
MAP NUM																	MKT AREA													NCON VALUE												
NEIGHBORHOOD/LOC																6001.00														INCOME VALUE												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE														YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												PREVIOUS YEAR MKT VALUE												
BAS	1,381	100														2004	1,381	134,100																								
FGR	420	55														2004	231	22,431																								
FOP	70	30														2004	21	2,039																								
TOTALS																1,871			1,633	158,571																						
EXTRA FEATURES																27073 MISSOURI 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												
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2004	2004	3	21	447																										
2	0812	CONCRETE C	0	100	0	0	1,042.00	SF	4.00	4.00	100	2004	2004	3	83	3,459																										
3	1127	BRICK 8"	0	100	8	3	24.00	SF	5.50	5.50	100	2004	2004	3	95	125																										
																	</																									