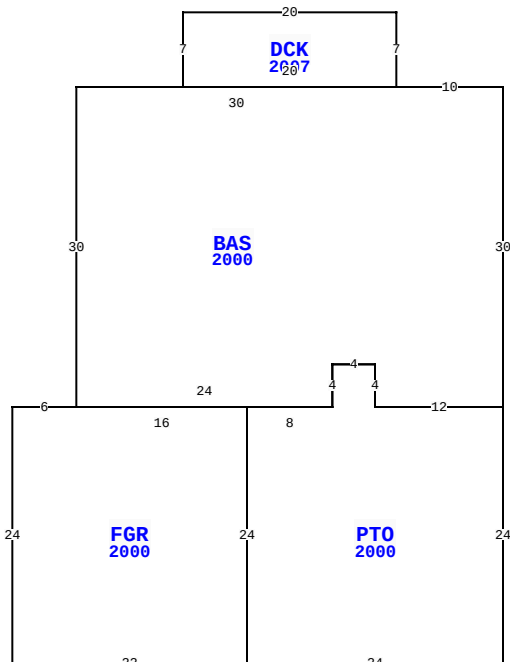


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	20	FACE BRICK 60		0900	01	1,518	107.4060	141.78	215,222	2000	2000	0	0	0	15.50	84.50	VALUATION BY		STANDARD																
Exterior Wall	30	VINYL 40		1 SNGL FAM - 100% - 2025										Heated Area: 1184					HX Base Yr 2025					Tax Group: 3		Tax Dist:									
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					181,863																
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					0																
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					52,500																
Interior Floor	13	LVT/LAMMT 80												TOTAL MARKET VALUE					234,363																
Interior Floor	11	CLAY TILE 20												SOH/AGL Deduction					0																
Air Condition	03	CENTRAL 100												ASSESSED VALUE					234,363																
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,722																
Bedrooms	3	100												BASE TAXABLE VALUE					183,641																
Bathrooms	2	100												TOTAL JUST VALUE					234,363																
Frame	02	WOOD FRAME 100												NCON VALUE					0																
Stories	1.	1. 100		INCOME VALUE																															
Units	0	100		PREVIOUS YEAR MKT VALUE					189,536																										
Occupancy	00	NONE 100																																	
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	1,184	100	2000	1,184	141,848																														
DCK	140	10	2007	14	1,677																														
FGR	528	55	2000	290	34,743																														
PTO	592	5	2000	30	3,594																														
TOTALS				2,444			1,518	181,863																											
EXTRA FEATURES				27359 W ELEVENTH AVE, 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																		