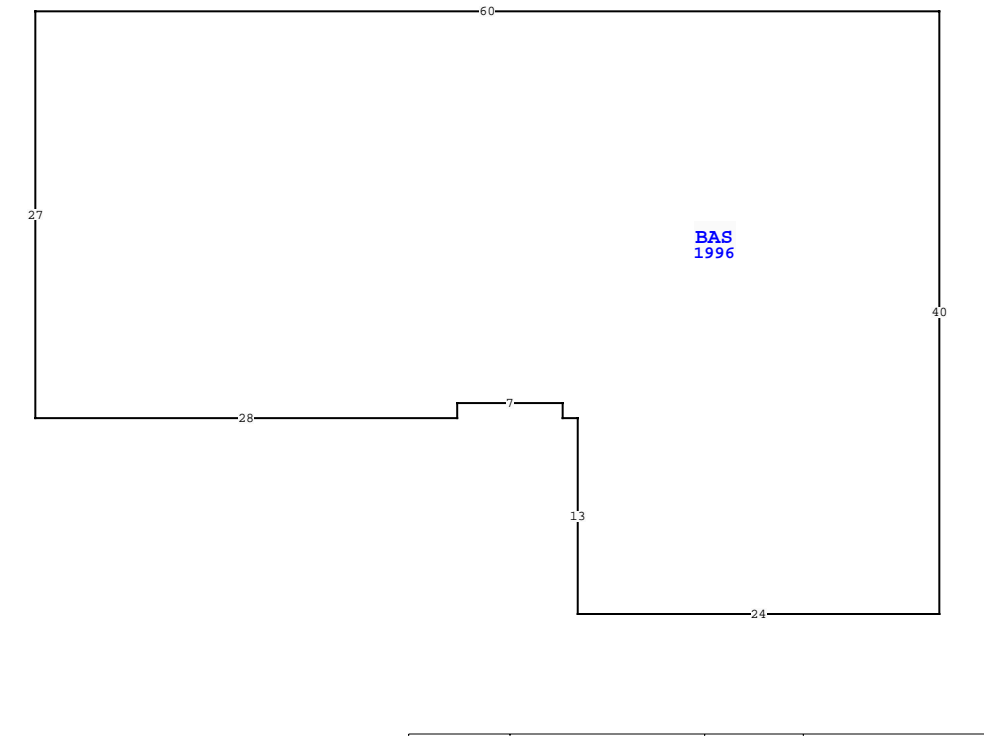


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,925	147.8400	125.66	241,896	1996	1998	0	0	60.00	40.00



Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,925	100
	1996	1,925
		96,758
TOTALS	1,925	1,925 96,758

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996
3	0202	BARN WD 30	0	100	72	48	SF	15.00	15.00	100	2000
4	0681	POLE SHED	0	100	48	14	SF	15.00	15.00	100	2008
5	0681	POLE SHED	0	100	60	11	SF	15.00	15.00	100	2008

17181 MCINTOSH RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	11/04/2024	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			96,758
TOTAL MARKET OB/XF VALUE			26,282
TOTAL LAND VALUE - MARKET			150,650
TOTAL MARKET VALUE			240,778
SOH/AGL Deduction			85,683
ASSESSED VALUE			155,095
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			104,373
TOTAL JUST VALUE			273,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24382	ADDITION	1,000	02/01/2011
B21362	ADDITION	4,520	04/01/2008
R11226	REPAIR/RRF	600	04/01/2008
MHU95994	MH MOVE-ON	0	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/1467	10/09/2007	QC	Q	I	01	100

GRANTOR: PICKETT JOSHUA DAVID
GRANTEE: VANZANT LAURIE ANNE
1393/1267 3/06/2006 WD Q I 195,700
GRANTOR: STROUD TONY & MELODY
GRANTEE: PICKETT JOSHUA D &

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W60 S27 E28 N1 E7 S1 E1 S13 E24 N40\$.											

LAND DESCRIPTION																								
TOTAL OB/XF 26,282																								
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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	3.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	116,100							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	0.74	AC		1.00	1.00	1.00	525.00	525.00	388							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	33,300							