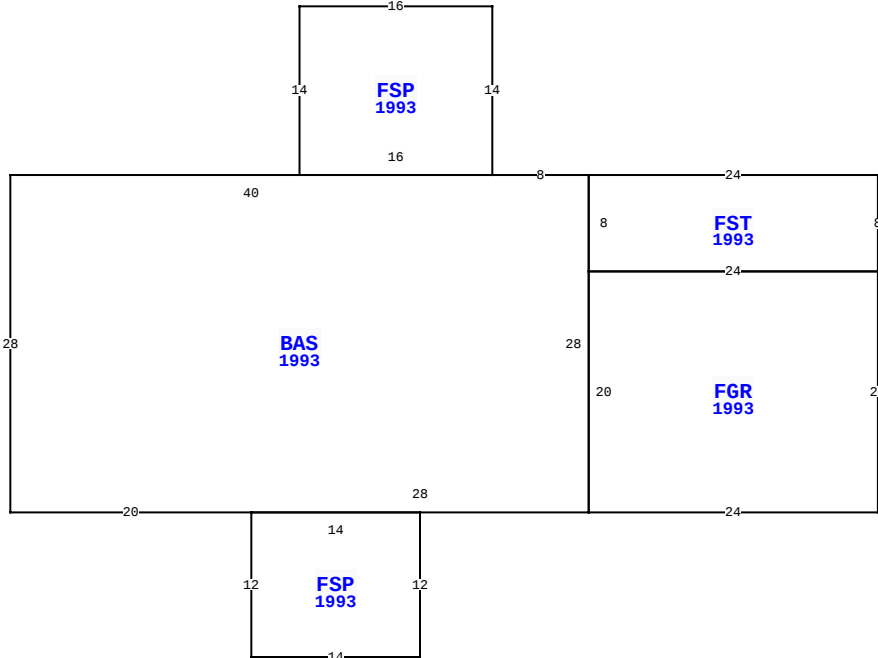


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2														
Exterior Wall	19	COMMON BRK 100	0900	01	1,871	125.4400	165.58	309,800	1973	1993	0	0	0	25.50	74.50	VALUATION SUMMARY														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025										Heated Area: 1344			HX Base Yr 2025														
Roof Cover	03	COMP SHNGL 100														VALUATION BY							STANDARD							
Interior Wall	05	DRYWALL 100														Tax Group: 4							Tax Dist:							
Interior Floor	13	LVT/LAMNT 100														BUILDING MARKET VALUE							259,569							
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE							184							
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET							67,500							
Bedrooms	3	100														TOTAL MARKET VALUE							327,253							
Bathrooms	2	100														SOH/AGL Deduction							0							
Frame	03	MASONRY 100														ASSESSED VALUE							327,253							
Stories	1.	1. 100														TOTAL EXEMPTION VALUE							HX HB 50,722							
Units	0	100														BASE TAXABLE VALUE							276,531							
BUD8 Adjustme	04	DIST 01 100	TOTAL JUST VALUE							327,253																				
Occupancy	00	NONE 100	NCON VALUE							0																				
Quality		03	Quality Level 03		INCOME VALUE																									
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE												265,829													
MAP NUM			MKT AREA		09																									
NEIGHBORHOOD/LOC		9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,344	100	1993	1,344	165,792																									
FGR	480	55	1993	264	32,566																									
FSP	168	40	1993	67	8,265																									
FSP	224	40	1993	90	11,102																									
FST	192	55	1993	106	13,075																									
TOTALS		2,408			1,871	230,801																								
EXTRA FEATURES						241942 CR 121, HILLIARD										BLD DATE				LGL DATE				05/21/2025		MLU				
																XF DATE				LAND DATE										
																INC DATE				AG DATE										
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	0810	CONCRETE A	0	100	3	41		123.00	SF	6.50					6.50	100	1973	1973	3	23		184								
												</																		

[illegible]