

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	17	CB STUCCO 100								0303	04	5,002	89.9640	98.06	490,496	1970	2005	0	0	0	9.50	90.50	VALUATION BY					STANDARD											
Roof Structure	04	WOOD TRUSS 100								3 CLUB HOUSE - 0% - 2025										Heated Area: 4904					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE					443,899				
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE					83,364				
Interior Floor	13	LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET					165,225				
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE					692,488				
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction					0				
Fixtures	03	15 100																												ASSESSED VALUE					692,488				
Frame	03	MASONRY 100																												TOTAL EXEMPTION VALUE					10 692,488				
Story Height		8 100																												BASE TAXABLE VALUE					0				
RMS		15 100																												TOTAL JUST VALUE					692,488				
Stories	1.	1. 100																												NCON VALUE					66,343				
Units		0 100																												INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					365,931				
Quality	03	Quality Level 03																																					
DOR CODE	1700	OFFICE BUILDINGS																																					
MAP NUM		MKT AREA																																	06				
NEIGHBORHOOD/LOC	6002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,034	100	1993	2,034	180,506																																		
BAS	1,336	100	1995	1,336	118,562																																		
BAS	494	100	2025	494	43,840																																		
BAS	1,040	100	2025	1,040	92,294																																		
CAN	15	30	1994	4	355																																		
CAN	8	30	1996	2	177																																		
CAN	8	30	1996	2	177																																		
CAN	84	30	2025	25	2,219																																		
CAN	216	30	2025	65	5,768																																		
TOTALS	5,235			5,002	443,899																																		
EXTRA FEATURES					37002 INGHAM RD, HILLIARD										BLD DATE 12/27/2024					KW	LGL DATE 12/27/2024					04/29/2025					DC								
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	0	8,300.00	SF	2.00	2.00	100	2025	2022	3	88	14,608																								
2	0810	CONCRETE A	0	0	275	5	1,375.00	SF	6.50	100	2025	2022	3	99	8,848																								
4	0811	CONCRETE B	0	0	0	944.00	SF	5.20	5.20	100	1995	1995	3	68	3,338																								
5	0803	ASPHALT C	0	0	0	11,700.00	SF	2.00	2.00	100	2025	2022	3	88	20,592																								
6	0811	CONCRETE B	0	0	0	684.00	SF	5.20	5.20	100	2005	2005	3	84	2,988																								
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	19.50	100	2000	2000	3	20	374																								
8	0940	SHEDS/PORT	0	0	8	6	48.00	SF	19.50	100	2008	2008	3	31	290																								
9	0430	CL FNC 6B	0	0	0	554.00	LF	9.70	9.70	100	2005	2005	3	64	3,439																								
10	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	2008	2008	3	72	1,120																								
11	0424	CL FNC 6'	0	0	0	39.00	LF	20.00	20.00	100	2005	2005	3	64	499																								
LAND DESCRIPTION										TOTAL OB/XF										56,096																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001700	C	1STORY OFF	0	0006	M-1	225.00	310.00	66,090.00	SF		1.00	1.00	1.00	2.50	2.50	165,225																						

[illegible]