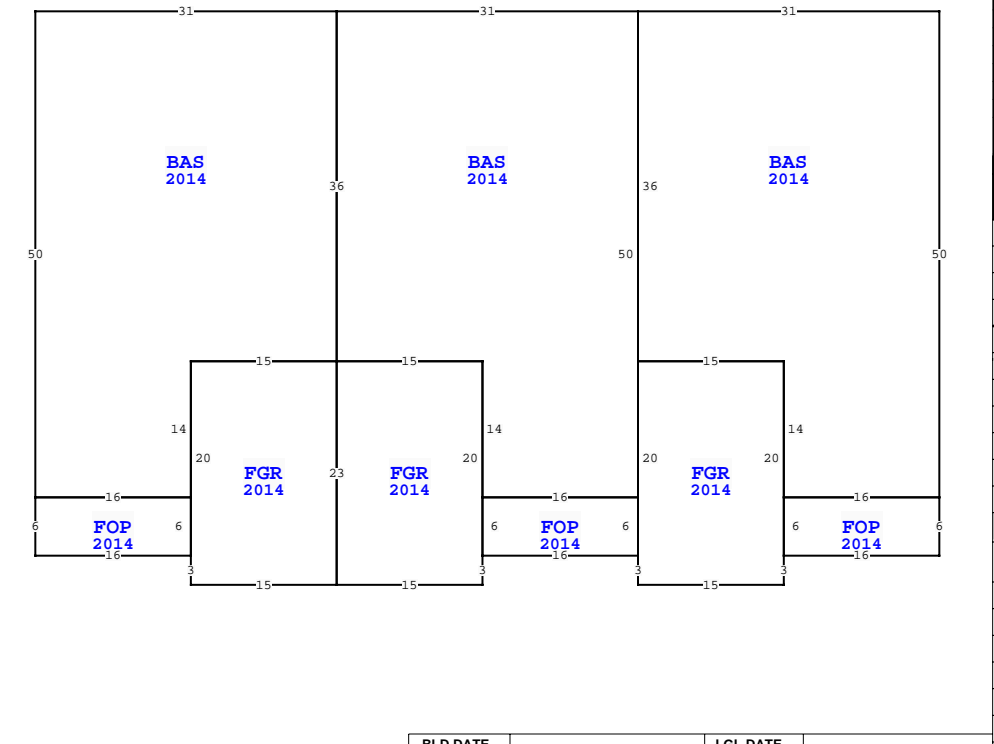


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		24 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	TRI PLEX	- 0%	- 0									



Quality	04	Quality Level 04			
DOR CODE	0800	MULTI-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	1,340	100	2014	1,340	210,988
BAS	1,340	100	2014	1,340	210,988
BAS	1,340	100	2014	1,340	210,988
FGR	345	55	2014	190	29,916
FGR	345	55	2014	190	29,916
FGR	345	55	2014	190	29,916
FOP	96	30	2014	29	4,566
FOP	96	30	2014	29	4,566
FOP	96	30	2014	29	4,566
TOTALS	5,343			4,677	736,410

NASSAU COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE				736,410
TOTAL MARKET OB/XF VALUE				35,145
TOTAL LAND VALUE - MARKET				27,495
TOTAL MARKET VALUE				799,050
SOH/AGL Deduction				255,538
ASSESSED VALUE				543,512
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				543,512
TOTAL JUST VALUE				799,050
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				763,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130092	NEW CONSTR	0	12/13/2013
20130089	NEW CONSTR	0	12/03/2013
20130079	NEW CONSTR	0	10/24/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1785/1138	3/27/2012	WD U		I	37	10,000

GRANTOR: LOYD ERIN S
GRANTEE: B Y FRANKLIN PROPER

1785/1136	3/21/2012	WD U		I	11	100
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GRANTOR: STRICKLAND AMY
GRANTEE: LOYD ERIN S

EXTRA FEATURES																
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	0812	CONCRETE C	0	0	0	9,347.00	SF	4.00	4.00	100	2014	2014	3	94	35,145	

BUILDING NOTES														
108 KRISTIE CIR, HILLIARD														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/22/2025 MLU														
BUILDING DIMENSIONS														
BAS=[YR=2014] W31 BAS=[YR=2014] W31 BAS=[YR=2014] W31 S50 FOP=[YR=2014] S6 E16 FGR=[YR=2014] S3 E15 FGR=[YR=2014] E15 N3 FOP=[YR=2014] E16 FGR=[YR=2014] S3 E15 N3 FOP=[YR=2014] E16 N6 W16 S6\$ N20 W15 S20\$ N6 W16 S6\$ N20 W15 S23\$ N23 W15 S20\$ N6 W16\$ E16 N14 E15 N36\$ S36 E15 S14 E16 N50\$ S36 E15 S14 E16 N50\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	000800	C	MULTI-FAMILY	0	0005	R-3	0.00	0.00	0.47	AC		1.00	1.00	1.30	45,000.00	58,500.00	27,495							