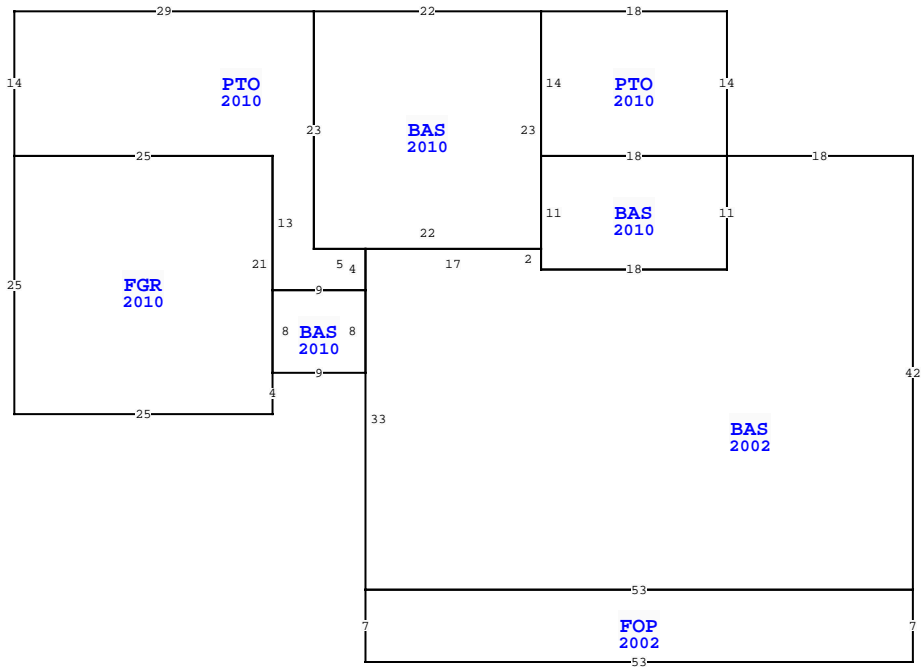


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,875	100	2002
BAS	72	100	2010
BAS	198	100	2010
BAS	506	100	2010
FGR	625	55	2010
FOP	371	30	2002
PTO	252	5	2010
PTO	478	5	2010
TOTALS	4,377		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,143	91.7700	121.14	380,743	2002	2004	0	0	15.00	85.00
1 SNGL FAM - 100% - 2003 Heated Area: 2651 HX Base Yr 2003											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	323,632		
TOTAL MARKET OB/XF VALUE	11,307		
TOTAL LAND VALUE - MARKET	230,250		
TOTAL MARKET VALUE	383,454		
SOH/AGL Deduction	207,036		
ASSESSED VALUE	176,418		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	125,696		
TOTAL JUST VALUE	565,189		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	508,050		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007446	REPAIR/RRF	13,680	05/12/2022
B23665	GARAGE	63,500	06/01/2010
M5640	H/AC	0	01/01/2002
B8996	NEW CONSTR	138,068	12/01/2001
R3690	REPAIR/RRF	3,000	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1402	12/13/2021	LE U	V	V	14	100
GRANTOR: PICKETT RICHARD H & D						
GRANTEE: PICKETT RICHARD H &						
1014/1087	10/19/2001	WD Q	V	V	01	132,000
GRANTOR: PICKETT EVELENA						
GRANTEE: PICKETT RICHARD & D						

EXTRA FEATURES		48260 BIG HAMMOCK LN, HILLIARD	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100 0 0
2	0810	CONCRETE A	0 100 0 0
3	0940	SHEDS/PORT	0 100 10 10
4	0680	POLE SHED	0 100 20 30
5	0940	SHEDS/PORT	0 100 10 25

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	0500	FP-PRE FAB	0 100 0 0			1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0 100 0 0			535.00	SF	6.50	6.50	100	2010	2010	3	90	3,130	
3	0940	SHEDS/PORT	0 100 10 10			100.00	SF	20.10	20.10	100	2003	2003	3	20	402	
4	0680	POLE SHED	0 100 20 30			600.00	SF	10.00	10.00	100	2003	2003	3	30	1,800	
5	0940	SHEDS/PORT	0 100 10 25			250.00	SF	30.00	30.00	100	2010	2010	3	40	3,000	
TOTAL OB/XF 11,307																

LAND DESCRIPTION		TOTAL OB/XF 11,307																						
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	370.00	370.00	3,515							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,250							

LAND DESCRIPTION		TOTAL OB/XF 11,307																						
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	370.00	370.00	3,515							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,250							

BUILDING NOTES	
BAS=[YR=2002;ORIG=0,0] W18 S11 W18 N2 W17 S33 E53 N42 \$	
FGR=[YR=2010;ORIG=-87,0] S25 E25 N4 N21 W25 \$	
BAS=[YR=2010;ORIG=-36,-14] W22 S23 E22 N23 \$	
PTO=[YR=2010;ORIG=-58,-14] W29 S14 E25 S13 E9 N4 W5 N23 \$	
FOP=[YR=2002;ORIG=-53,42] S7 E53 N7 W53 \$	
PTO=[YR=2010;ORIG=-18,0] N14 W18 S14 E18 \$	
BAS=[YR=2010;ORIG=-18,0] W18 S11 E18 N11 \$	
BAS=[YR=2010;ORIG=-62,21] E9 N8 W9 S8 \$	