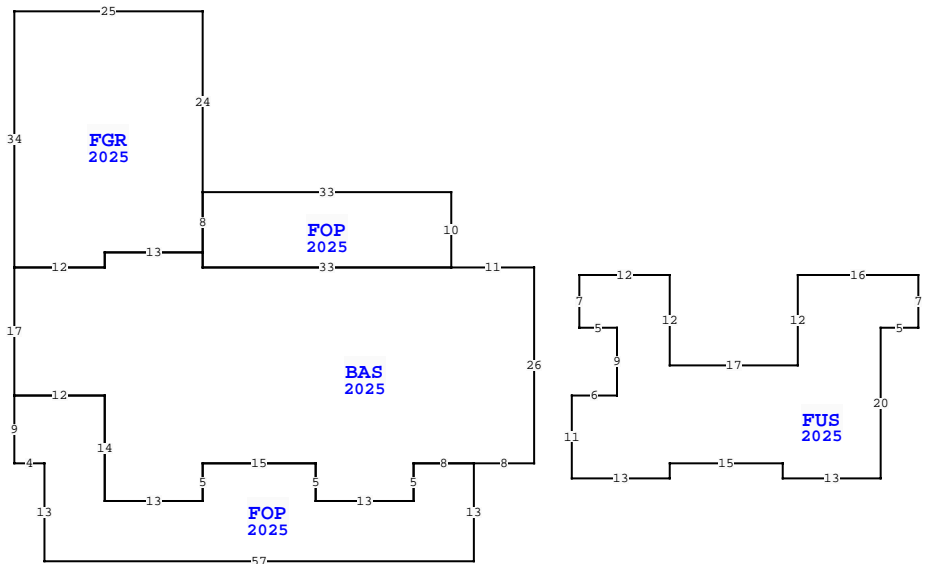


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	3	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units	0	100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,842	100	2025
FGR	824	55	2025
FOP	330	30	2025
FOP	719	30	2025
FUS	847	100	2025
TOTALS	4,562		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 2025								
			Heated Area: 2689			HX Base Yr					



EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
L	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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0810	CONCRETE A	0	0	0	720.00	SF	6.50	6.50	100	2025	2024		100	4,680	

TOTAL OB/XF											
36057 PRATT SIDING RD, HILLIARD											
TOTAL OB/XF 6,680											

LAND DESCRIPTION																								
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	000100	C	RES	0		OR	0.00	0.00	9.34	AC		1.00	1.00	0.80	19,500.00	15,600.00	145,704							

LAND DESCRIPTION																								
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	000100	C	RES	0		OR	0.00	0.00	9.34	AC		1.00	1.00	0.80	19,500.00	15,600.00	145,704							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			541,366
TOTAL MARKET OB/XF VALUE			6,680
TOTAL LAND VALUE - MARKET			145,704
TOTAL MARKET VALUE			693,750
SOH/AGL Deduction			40,289
ASSESSED VALUE			653,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			653,461
TOTAL JUST VALUE			693,750
NCON VALUE			548,046
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012168	PRIVATE PROVIDER	543,188	10/30/2024
23003595	NEW CONSTR	543,188	03/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/432	9/14/2023	QC	U	V	11	100
GRANTOR: BESSETTE PHILIP WILLI						
GRANTEE: LOWE TYLER & HALEY						
2371/0863	6/26/2020	WD	Q	V	01	75,500
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: LOWE TYLER & HALEY						

BUILDING NOTES											
BAS=[YR=2025;ORIG=4,41] W11 W33 N2 W13 S2 W12 S17 E12 S14 E13 N5 E15 S5 E13 N5 E8 E8 N26 \$											
FUS=[YR=2025;ORIG=9,58] S11 E13 N2 E15 S2 E13 N20 E5 N7 W16 S12 W17 N12 W12 S7 E5 S9 W6 \$											
FGR=[YR=2025;ORIG=-65,7] E25 S24 S8 W13 S2 W12 N34 \$											
FOP=[YR=2025;ORIG=-65,58] E12 S14 E13 N5 E15 S5 E13 N5 E8 S13 W57 N13 W4 N9 \$											
FOP=[YR=2025;ORIG=-40,31] E33 S10 W33 N2 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=4,41] W11 W33 N2 W13 S2 W12 S17 E12 S14 E13 N5 E15 S5 E13 N5 E8 E8 N26 \$											
FUS=[YR=2025;ORIG=9,58] S11 E13 N2 E15 S2 E13 N20 E5 N7 W16 S12 W17 N12 W12 S7 E5 S9 W6 \$											
FGR=[YR=2025;ORIG=-65,7] E25 S24 S8 W13 S2 W12 N34 \$											
FOP=[YR=2025;ORIG=-65,58] E12 S14 E13 N5 E15 S5 E13 N5 E8 S13 W57 N13 W4 N9 \$											
FOP=[YR=2025;ORIG=-40,31] E33 S10 W33 N2 N8 \$											