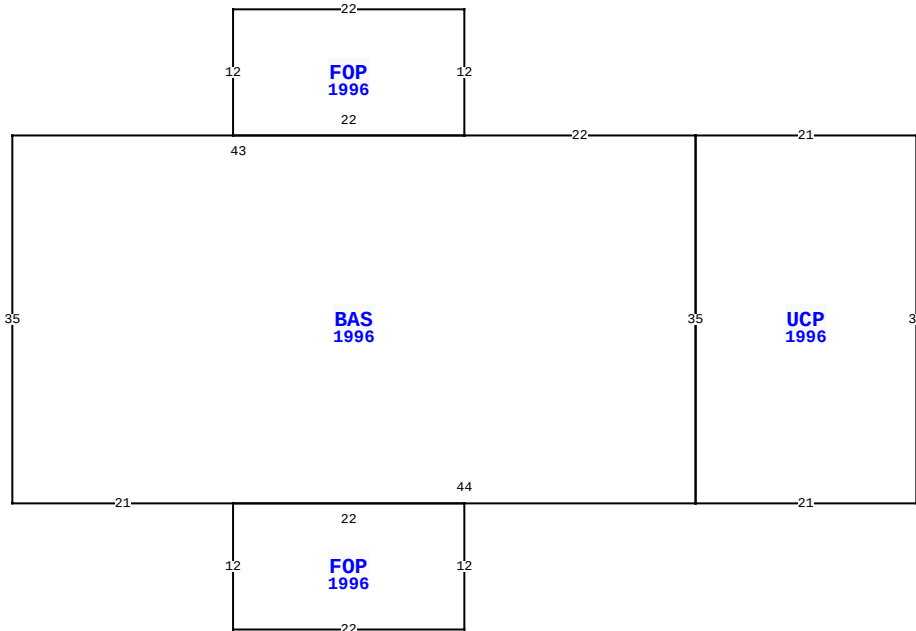


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1									
Exterior Wall	20	FACE BRICK 100				0900	01	2,580	99.9552	131.94	340,405	1996	2001	0	0	0	17.25	82.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2023														Heated Area: 2275				HX Base Yr 2023				
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	11	CLAY TILE 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		09																							
NEIGHBORHOOD/LOC		9003.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,275	100	1996	2,275	248,386																							
FOP	264	30	1996	79	8,625																							
FOP	264	30	1996	79	8,625																							
UCP	735	20	1996	147	16,049																							
TOTALS		3,538			2,580	281,685																						
EXTRA FEATURES						4443 WINDY LN, HILLIARD																						
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	0200	BARN WD 0-	0	0	24	52			1,248.00	SF	10.00	100	1970	1970	3	20	2,496											
2	0351	CARPORT MT	0	0	30	36			1,080.00	SF	7.50	100	1975	1975	3	20	1,620											
3	0511	GARAGE CB-	0	100	0	0			1,088.00	SF	40.00	100	1980	1980	3	30	13,056											
4	0810	CONCRETE A	0	100	12	24			288.00	SF	6.50	100	1980	1980	3	30	562											
5	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00		1996	1996	3	77	2,695											