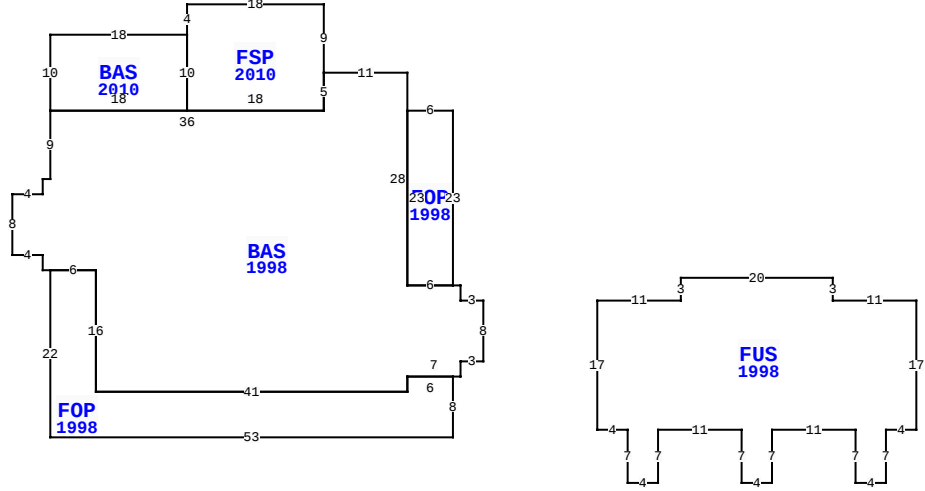


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																														
Exterior Wall	20	FACE BRICK 100	0900	01	3,158	90.7488	119.79	378,297	1998	2005	0	0	0	14.25	85.75	VALUATION BY STANDARD																																														
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2004										Heated Area: 2888					HX Base Yr 2004					Tax Group: 6					Tax Dist:																																		
Roof Cover	03	COMP SHNGL 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Interior Wall	05	DRYWALL 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Interior Floor	14	CARPET 80											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Interior Floor	11	CLAY TILE 20											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Air Condition	03	CENTRAL 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Heating Type	04	AIR DUCTED 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Bedrooms		3 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Bathrooms		2 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Frame	02	WOOD FRAME 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Stories	2.	2. 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Units		0 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
BUD8 Adjustme	06	DIST 1D 100											BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998									
Occupancy	00	NONE 100	BAS 2010										FSP 2010										BAS 1998										FOP 1998										FUS 1998																			
Quality			01	Quality Level 01																																																										
DOR CODE			0100	SINGLE FAMILY																																																										
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	1,850	100	1998	1,850	190,032																																																									
BAS	180	100	2010	180	18,489																																																									
FOP	138	30	1998	41	4,211																																																									
FOP	426	30	1998	128	13,148																																																									
FSP	252	40	2010	101	10,375																																																									
FUS	858	100	1998	858	88,134																																																									
TOTALS			3,704		3,158	324,390																																																								
EXTRA FEATURES										4574 THICKET TRL, 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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600																																														
2	1242	WD DECK A	0	100	14	16	224.00	SF	10.00	10.00	100	2000	2000	3	20	448																																														
3	0351	CARPORT MT	0	100	30	20	600.00	SF	6.30	6.30	100	2021	2021	3	90	3,402																																														