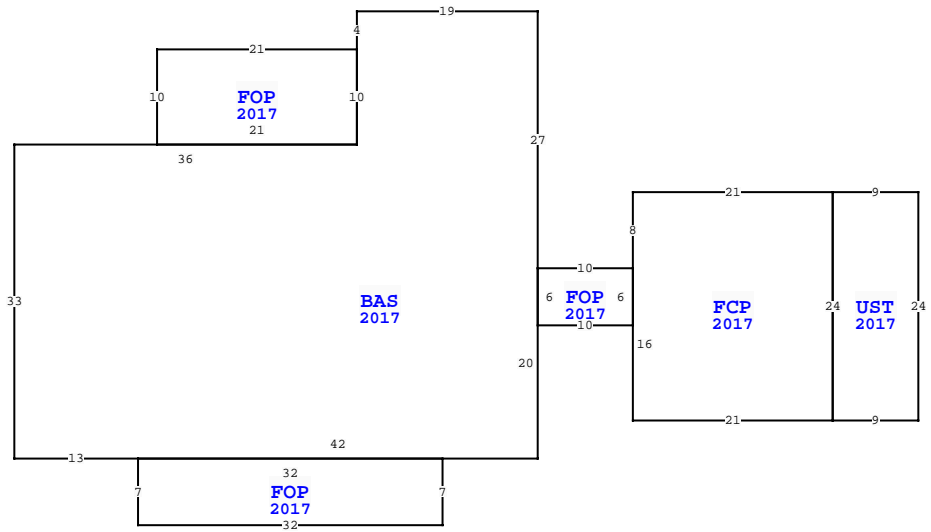


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,452	119.0160	157.10	385,209	2017	2017	0	0	0	3.00	97.00	
1 SNGL FAM - 100% - 2018 Heated Area: 2081 HX Base Yr 2018													



Quality	02	Quality Level 02			
DOR CODE	5500	TIMBERLAND 80-89			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100	2017	2,081	317,117
FCP	504	25	2017	126	19,201
FOP	60	30	2017	18	2,743
FOP	210	30	2017	63	9,600
FOP	224	30	2017	67	10,210
UST	216	45	2017	97	14,782
TOTALS	3,295			2,452	373,653

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

36659 MIZELL TRACT RD, HILLIARD													
BLD DATE	03/03/2023	NW	LGL DATE	05/21/2025	MLU								
XF DATE			LAND DATE	02/10/2025	KBA								
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			420,192
TOTAL MARKET OB/XF VALUE			3,395
TOTAL LAND VALUE - MARKET			521,640
TOTAL MARKET VALUE			535,711
SOH/AGL Deduction			165,378
ASSESSED VALUE			370,333
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			319,611
TOTAL JUST VALUE			945,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			830,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010526	CO ISSUED	0	11/29/2017
17001580	NEW CONSTR	254,884	03/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/1077	7/09/2012	WD	U	V	11	100
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: WEST LAWRENCE W JR						
1795/1871	6/01/2012	WD	Q	V	01	503,300
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: WEST LAWRENCE W JR						

BUILDING NOTES													

BUILDING DIMENSIONS													
UST=[YR=2017] W9 FCP=[YR=2017] W21 S8 FOP=[YR=2017] W10													
BAS=[YR=2017] N27 W19 S4 FOP=[YR=2017] W21 S10 E21 N10\$ S10													
W36 S33 E13 FOP=[YR=2017] S7 E32 N7 W32\$ E42 N20\$ S6 E10 N6\$													
S16 E21 N24\$ S24 E9 N24\$.													

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	DPHT 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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	96.53	AC		1.00	1.00	1.00	525.00	525.00	50,678							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900							
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	685.00	685.00	2,740							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	46.35	AC		1.00	1.00	1.00	190.00	190.00	8,806							
6	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

