



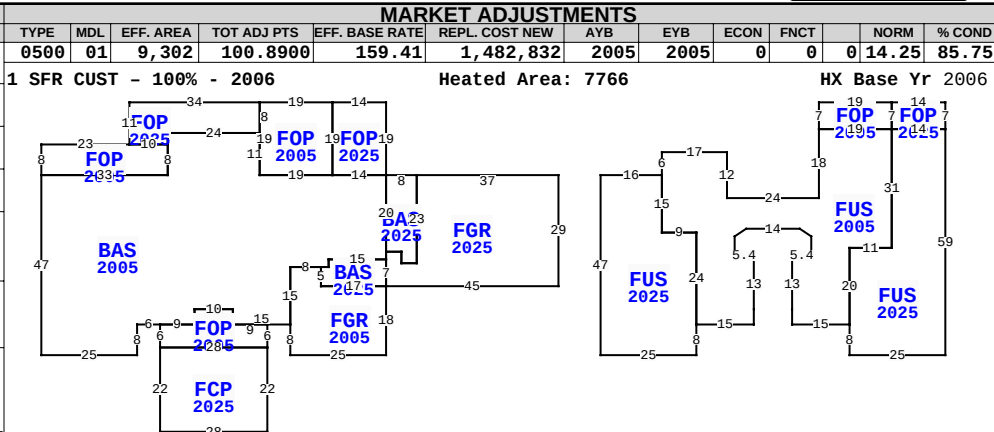
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	3,529	100	2005	3,529	482,393
BAS	115	100	2025	115	15,720
BAS	172	100	2025	172	23,512
FCP	616	25	2025	154	21,051
FGR	490	55	2005	270	36,908
FGR	1,133	55	2025	623	85,160
FOP	133	30	2005	40	5,467
FOP	208	30	2005	62	8,475
FOP	264	30	2005	79	10,798
FOP	361	30	2005	108	14,763
TOTALS	11,637			9,302	271,528

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	9,690.00	SF	4.00
3	0861	POOL GUNIT	0	100	35	14	490.00	SF	85.00
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
7	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	31.20
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	91.20



** This building has 16 Sub-Areas	BLD DATE	LGL DATE	05/21/2025	MLU
28714 YELLOW ROSE LN, HILLIARD	XF DATE	LAND DATE	11/18/2024	KBA
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	31.20
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	91.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	1,326,089								
TOTAL MARKET OB/XF VALUE	66,894								
TOTAL LAND VALUE - MARKET	546,600								
TOTAL MARKET VALUE	1,461,551								
SOH/AGL Deduction	354,791								
ASSESSED VALUE	1,106,760								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	1,056,038								
TOTAL JUST VALUE	1,939,583								
NCON VALUE	435,040								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,274,058								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014914	ADDITION	430,810	10/28/2021
B1529900	XFOB	0	02/27/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0807/1197	9/24/1997	WD	Q	V		70,000			
GRANTOR:LLOYD R B									
GRANTEE:GEIGER ZENOUS JR &									
0781/0519	1/03/1997	WD	U	V	09	250,100			
GRANTOR:BOURDEAU BROTHERS REA									
GRANTEE:LLOYD R B									

BUILDING NOTES									
BAS=[YR=2005;ORIG=0,0] W14 W19 N11 W24 S3 S8 W33 S47 E25 N8 E6 E9 N4 E10 S4 E15 N15 E8 E2 N2 E15 N2 N20 \$									
FUS=[YR=2005;ORIG=72,-6] E17 S12 E24 N18 E19 S31 W11 S20 W15 N4 N13 U2R5 N4 U2L3 W14 D2L3 S4 D2R5 S13 S4 W15 N24 W9 N15 N6 \$									
FGR=[YR=2005;ORIG=-25,24] S15 S8 E25 N18 W17 N5 W8 \$									
FOP=[YR=2005;ORIG=-14,0] N19 W19 S19 E19 \$									
FOP=[YR=2005;ORIG=-57,-8] W10 W23 S8 E33 N8 \$									
FOP=[YR=2005;ORIG=-59,39] S6 E28 N6 W9 N4 W10 S4 W9 \$									
FOP=[YR=2005;ORIG=113,-12] N7 E19 S7 W19 \$									
PTR=[ORIG=0,0] E15 W15 \$									
FOP=[YR=2025;ORIG=-67,-8] N11 E34 S8 W24 S3 W10 \$									

[illegible]