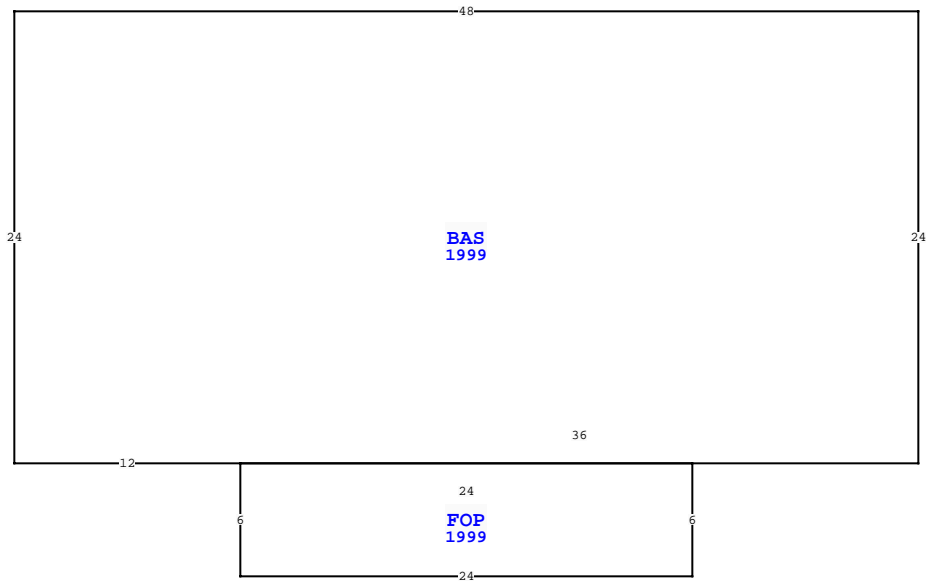




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	07	CORK/VTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
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	1,152	100	1999	1,152	118,940
FOP	144	30	1999	43	4,439
TOTALS	1,296			1,195	123,380

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,195	117.6600	117.66	140,604	1999	1999	0	0	12.25	87.75
2 SINGLE FAM - 100% - 1999 Heated Area: 1152 HX Base Yr 1999											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		123,380	
TOTAL MARKET OB/XF VALUE		15,888	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		244,268	
SOH/AGL Deduction		131,929	
ASSESSED VALUE		112,339	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		56,617	
TOTAL JUST VALUE		244,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985554	NEW CONSTR	58,500	11/01/1998
8106	MH MOVE-ON	165,000	03/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0592/0148	3/06/1990	WD Q	Q	I		36,500
GRANTOR: HURST LEEANN MARIE						
GRANTEE: HURST STEPHEN ROY						
0545/1048	6/16/1988	WD Q	Q	I		36,000
GRANTOR: HURST CLORIS I						
GRANTEE: HURST LEEANN M						

EXTRA FEATURES		6108 RIVER RD, 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	0812	CONCRETE C	0 100	40	30	1,200.00	SF	4.00	4.00	100	1975	1975	3	25	1,200	
2	0752	USP	0 100	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
3	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	2018	2018	3	84	14,112	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
			05/09/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W48 S24 E12 FOP=[YR=1999] S6 E24 N6 W24 \$ E36 N24 \$ .	

LAND DESCRIPTION		TOTAL OB/XF												15,888										
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	100	0004	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							