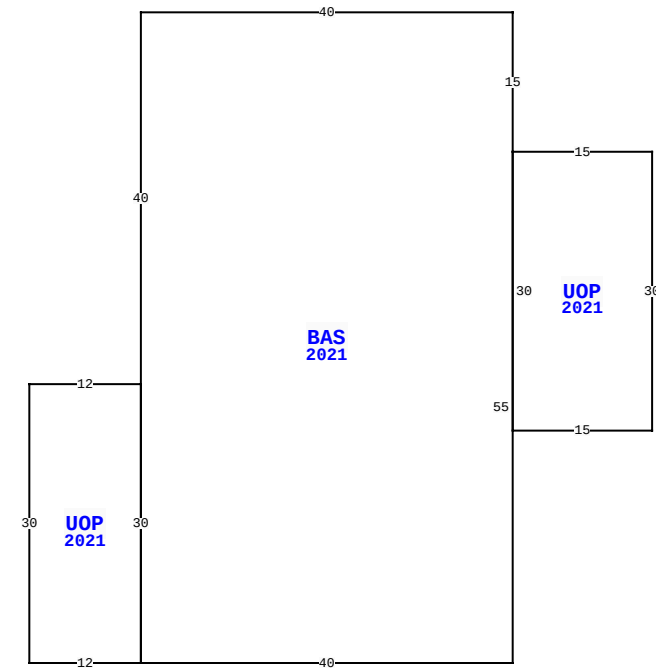


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	25	MOD METAL 100	0150	01	2,962	77.0330	40.83	120,938	2021	2021	0	0	0	1.50	98.50	Tax Group: 6	Tax Dist:																									
Roof Structure	03	GABLE/HIP 100	1 ACCESSORY U - 0% - 0										Heated Area: 2800										HX Base Yr																			
Roof Cover	12	MODULAR MT 100											BAS 2021										BUILDING MARKET VALUE										140,450									
Interior Wall	05	DRYWALL 50																					TOTAL MARKET OB/XF VALUE										8,574									
Interior Wall	07	NONE 50																					TOTAL LAND VALUE - MARKET										190,418									
Interior Floor	03	CONC FINSH 50																					TOTAL MARKET VALUE										339,442									
Interior Floor	08	SHT VINYL 50																					SOH/AGL Deduction										9,076									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE										330,366									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE										0									
Bedrooms	0	100																					BASE TAXABLE VALUE										330,366									
Bathrooms	0	100																					TOTAL JUST VALUE										339,442									
Frame	05	STEEL 100																					NCON VALUE										0									
Stories	0	100																					INCOME VALUE																			
Units	0	100																					PREVIOUS YEAR MKT VALUE										327,448									
Occupancy	00	NONE 100																																								
Quality	05	Quality Level 05																																								
DOR CODE	0700	MISC RESIDENTIAL																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC	9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,800	100	2021	2,800	112,609																																					
UOP	360	20	2021	72	2,896																																					
UOP	450	20	2021	90	3,620																																					
TOTALS	3,610			2,962	119,124																																					
EXTRA FEATURES					3050 HENRY LEE 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	0810	CONCRETE A	0	0	40	10	400.00	SF	6.50	6.50	100	2021	2021	3	99	2,574																										
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000																										

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