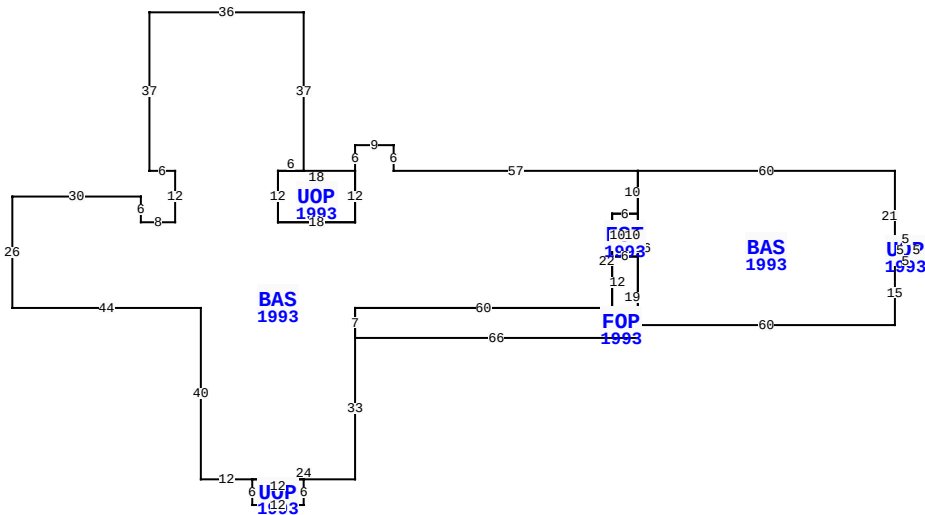


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																													
Exterior Wall	05	AVERAGE 100		7101	04	9,286	95.9310	149.89	1,391,879	1955	1955	0	0	0	24.50	75.50	VALUATION BY																																																																													
Roof Structure	04	WOOD TRUSS 100		1 CHURCH - 0% - 0													Heated Area: 9034													HX Base Yr													STANDARD																																																			
Roof Cover	12	MODULAR MT 100																											Tax Group: 4												Tax Dist:																																																					
Interior Wall	04	PLYWOOD 100																											BUILDING MARKET VALUE												1,071,499																																																					
Interior Floor	14	CARPET 100																											TOTAL MARKET OB/XF VALUE												34,098																																																					
Ceiling	01	FIN.SUSPD 100																											TOTAL LAND VALUE - MARKET												120,000																																																					
Air Condition	03	CENTRAL 100																											TOTAL MARKET VALUE												1,225,597																																																					
Heating Type	04	AIR DUCTED 100																											SOH/AGL Deduction												676,015																																																					
Fixtures	8	100																											ASSESSED VALUE												549,582																																																					
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE												02 549,582																																																					
Story Height	18	100																											BASE TAXABLE VALUE												0																																																					
RMS	5	100														TOTAL JUST VALUE												1,225,597																																																																		
Stories	0	100														NCON VALUE												0																																																																		
Units	0	100														INCOME VALUE																																																																														
BUD8 Adjustme	04	DIST 01 100														PREVIOUS YEAR MKT VALUE												1,145,839																																																																		
Occupancy	00	NONE 100																																																																																												
Quality																	03 Quality Level 03																																																																													
DOR CODE																	7100 CHURCHES																																																																													
MAP NUM																	MKT AREA													05																																																																
NEIGHBORHOOD/LOC																	5001.00																																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																									
BAS	2,160	100	1993	2,160	244,440																																																																																									
BAS	6,874	100	1993	6,874	777,910																																																																																									
FOP	534	30	1993	160	18,106																																																																																									
FST	60	50	1993	30	3,395																																																																																									
UOP	25	20	1993	5	565																																																																																									
UOP	72	20	1993	14	1,584																																																																																									
UOP	216	20	1993	43	4,866																																																																																									
TOTALS																	9,941													9,286													1,050,869																																																			
EXTRA FEATURES																	48143 EPHEBUS RD, HILLIARD													BLD DATE 02/25/2022													KK													LGL DATE													05/09/2025													MLU												
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	0803	ASPHALT C	0	0	0	0	22,377.00	SF	2.00	2.00	100	1985	1985	3	50	22,377																																																																														
2	0812	CONCRETE C	0	0	29	59	1,711.00	SF	4.00	4.00	100	1980	1980	3	30	2,053																																																																														
3	0810	CONCRETE A	0	0	60	6	360.00	SF	6.50	6.50	100	1980	1980	3	30	702																																																																														
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1985	1985	3	22	684																																																																														
5	0801	ASPHALT A	0	0	19	3	57.00	SF	3.00	3.00	100	1985	1985	3	50	86																																																																														
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	18.00	18.00	100	1970	1970	3	20	360																																																																														
7	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2016	2016	3	78	780																																																																														
8	0510	GARAGE WD-	0	0	35	16	560.00	SF	35.00	35.00	100	2005	2005	3	36	7,056																																																																														
LAND DESCRIPTION																	TOTAL OB/XF													34,098																																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																						
1	007100	C	CHURCH	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000																																																																													
</																																																																																														

[illegible]