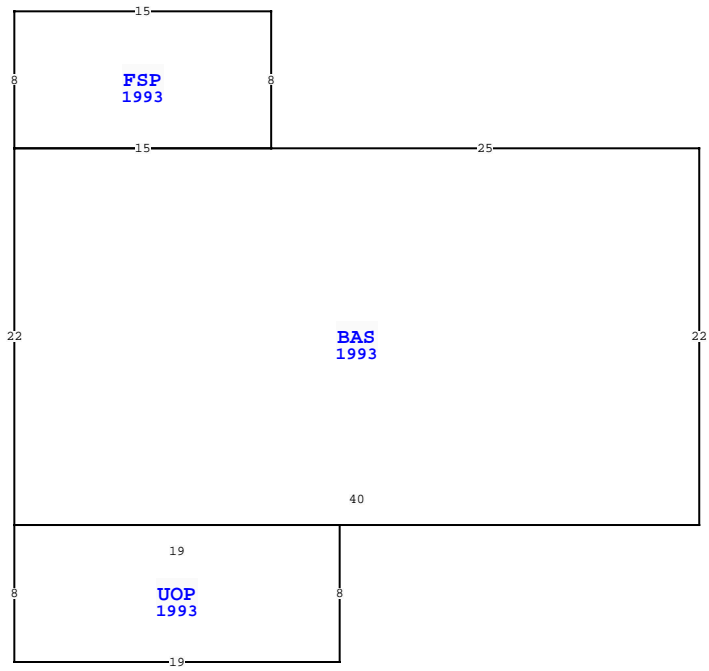


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	880	100	1993
FSP	120	40	1993
UOP	152	20	1993
TOTALS	1,152		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	958	105.8400	105.84	101,395	1961	1980		0	0	22.00	78.00	
1 SINGLE FAM - 100% - 2015 Heated Area: 880 HX Base Yr 2015													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			79,088
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			244,088
SOH/AGL Deduction			154,283
ASSESSED VALUE			89,805
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			39,083
TOTAL JUST VALUE			244,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530989	CARPORT	19,503	08/31/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/1179	8/01/2014	QC	U	I	11	100

GRANTOR: MEARS JAMES A & CHARL  
GRANTEE: GEIGER RONALD & TAM

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 FSP=[YR=1993] N8 W15 S8 E15\$ W15 S22	
UOP=[YR=1993] S8 E19 N8 W19\$ E40 N22\$.	

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
36287 ACORN PL, HILLIARD																
TOTAL OB/XF 0																

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	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							