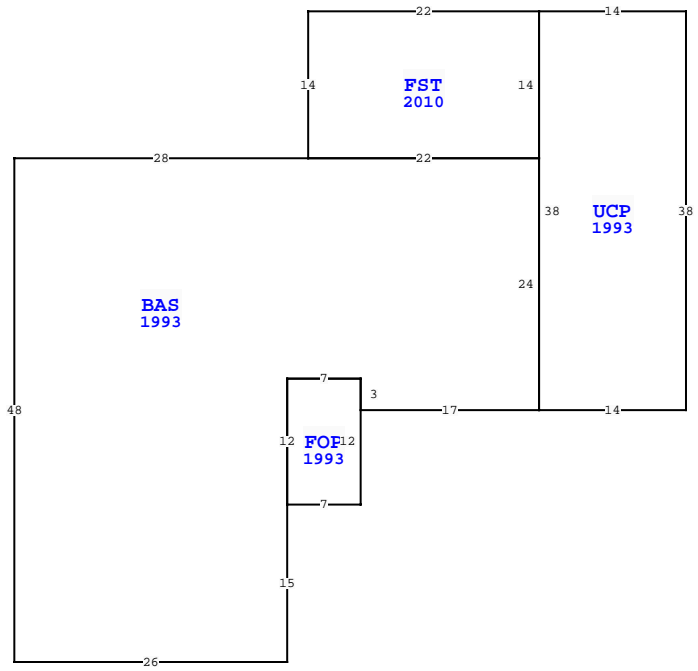




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,803	100	1993
FOP	84	30	1993
FST	308	55	2010
UCP	532	20	1993
TOTALS	2,727		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,103	108.0450	108.04	227,208	1982	1990	0	0	15.75	84.25
1 SINGLE FAM - 100% - 0										Heated Area: 1803	HX Base Yr 1981



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	191,423				
TOTAL MARKET OB/XF VALUE	7,731				
TOTAL LAND VALUE - MARKET	102,600				
TOTAL MARKET VALUE	244,653				
SOH/AGL Deduction	124,969				
ASSESSED VALUE	119,684				
TOTAL EXEMPTION VALUE	50,722			HX HB	
BASE TAXABLE VALUE	68,962				
TOTAL JUST VALUE	301,754				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	270,302				
MISC CRPTS= NV: KW 2/24					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

BUILDING DIMENSIONS	
UCP=[YR=1993] W14 FST=[YR=2010] W22 S14 BAS=[YR=1993] W28 S48 E26 N15 FOP=[YR=1993] E7 N12 W7 S12\$ N12 E7 S3 E17 N24 W22\$ E22 N14\$ S38 E14 N38\$.	

EXTRA FEATURES															49301 WANSLEY 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	0	0	2,172.00	SF	4.00	4.00	100	1983	1983	3	38	3,301	
2	0681	POLE SHED	0	100	16	19	304.00	SF	15.00	15.00	100	1994	1994	3	20	912	
3	0810	CONCRETE A	0	100	0	0	507.00	SF	6.50	6.50	100	2000	2000	3	77	2,538	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	

LAND DESCRIPTION																	TOTAL OB/XF					7,731		
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	390.00	390.00	499							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,600							