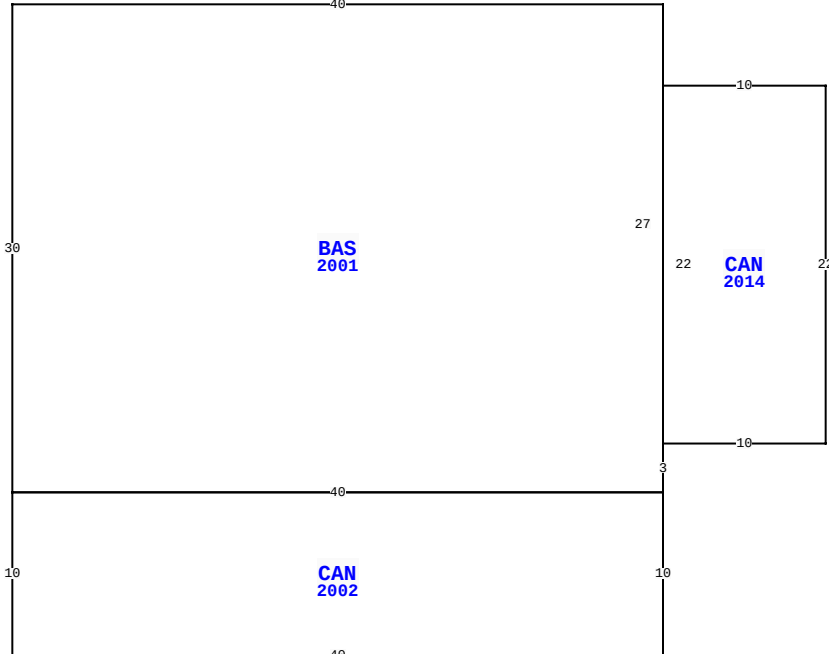


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 4																									
Exterior Wall		01	MINIMUM 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD																			
Roof Structur		10	STEEL FRME 100		1101	04	1,386	58.2330	81.24	112,599	2001	2001	0	0	21.00	79.00	Tax Group: 4				Tax Dist:																			
Roof Cover		12	MODULAR MT 100		1 RETAILSTOR - 0% - 0												Heated Area: 1200												HX Base Yr											
Interior Wall		07	NONE 100														BUILDING MARKET VALUE												92,204											
Interior Floo		03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE												40,585											
Ceiling		04	NONE 100														TOTAL LAND VALUE - MARKET												445,000											
Air Condition		01	NONE 100														TOTAL MARKET VALUE												577,789											
Heating Type		01	NONE 100														SOH/AGL Deduction												142,862											
Fixtures		2	100														ASSESSED VALUE												434,927											
Frame		05	STEEL 100														TOTAL EXEMPTION VALUE												0											
Story Height		20	100														BASE TAXABLE VALUE												434,927											
RMS		1.	1. 100														TOTAL JUST VALUE												577,789											
Stories		0	100														NCON VALUE												0											
Units		00	NONE 100														INCOME VALUE																							
Occupancy																	PREVIOUS YEAR MKT VALUE												395,388											
Quality		03	Quality Level 03																																					
DOR CODE		3600	CAMPS																																					
MAP NUM			MKT AREA		09																																			
NEIGHBORHOOD/LOC		9002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,200	100	2001	1,200	77,016																																			
CAN	400	30	2002	120	7,702																																			
CAN	220	30	2014	66	4,236																																			
TOTALS		1,820			1,386	88,953																																		
EXTRA FEATURES					29506 SCOTTS LANDING 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	0	0	0	1,522.00	SF	4.00	4.00	100	2001	2001	3	79	4,810																								
2	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2001	2001	3	84	84																								
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2001	2001	3	20	511																								
4	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2001	2001	3	20	780																								
5	0351	CARPORT MT	0	0	20	12	240.00	SF	5.60	5.60	100	2002	2002	3	20	269																								
6	1242	WD DECK A	0	0	21	12	252.00	SF	10.00	10.00	100	2002	2002	3	20	504																								
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2004	2004	3	21	605																								
8	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	2004	2004	3	32	1,920																								
9	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	2004	2004	3	32	1,920																								
10	0681	POLE SHED	0	0	24	41	1,107.00	SF	15.00	15.00	100	2004	2004	3	32	5,314																								
LAND DESCRIPTION							TOTAL OB/XF										16,717																							
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	003600	C	CAMPS	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	200,000																							
2	002820	C	RV PARK	0	0005	OR	0.00	0.00	49.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	245,000																							
REVIEW DATE		09/24/2020		BY		KK		Total Acres: 10.00		Total Land Value: 445,000		Market: 0		Agricultural: 0		Common: 445,000		PRINTED 07/30/2025 BY SYS																						

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