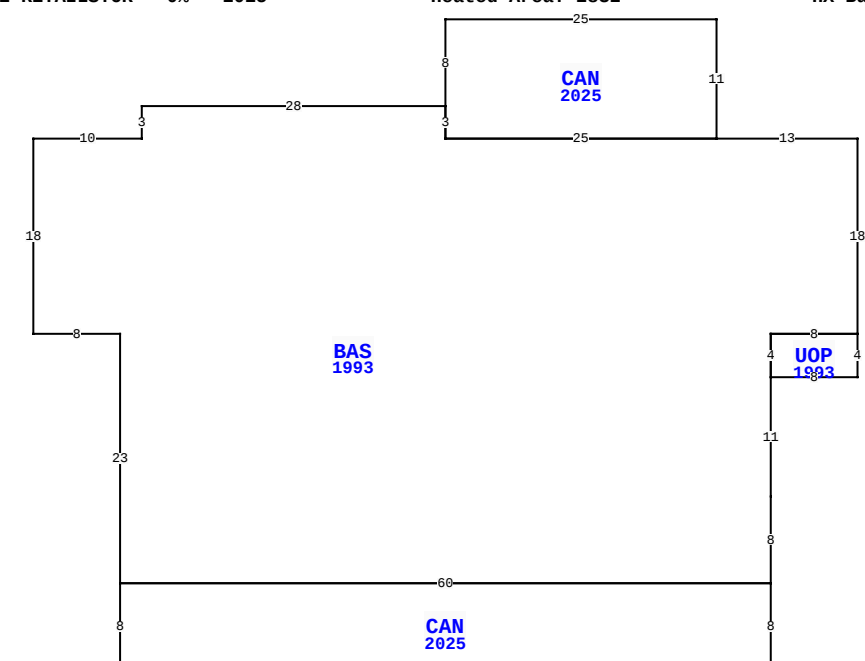


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 50								1101	04	3,064	85.9716	119.93	367,466	1957	2000		0	0	23.00	77.00	VALUATION BY																
Exterior Wall	20	FACE BRICK 50								1 RETAILSTOR - 0% - 2025										Heated Area: 2832										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	03	COMP SHNGL 50																																					
Roof Cover	10	WD SHINGLE 50																																					
Interior Wall	02	WALL BD/WD 100																																					
Interior Floor	03	CONC FINSH 100																																					
Ceiling	04	NONE 100																		Tax Group: 4										Tax Dist:									
Air Condition	03	CENTRAL 100																		BUILDING MARKET VALUE										282,949									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET OB/XF VALUE										29,359									
Fixtures	12	100																		TOTAL LAND VALUE - MARKET										43,560									
Frame	03	MASONRY 100																		TOTAL MARKET VALUE										355,868									
Story Height	8	100																		SOH/AGL Deduction										0									
RMS	7	100																		ASSESSED VALUE										355,868									
Stories	1.	1. 100																		TOTAL EXEMPTION VALUE										0									
Units	0	100																		BASE TAXABLE VALUE										355,868									
BUD8 Adjustme	04	DIST 01 100																		TOTAL JUST VALUE										355,868									
Occupancy	00	NONE 100																		NCON VALUE										0									
Quality	04	Quality Level 04																		INCOME VALUE										34,740									
DOR CODE	1100	STORES, 1 STORY																		PREVIOUS YEAR MKT VALUE										199,401									
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	9002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,832	100	1993	2,832	261,524																																		
CAN	275	30	2025	82	7,572																																		
CAN	480	30	2025	144	13,298																																		
UOP	32	20	1993	6	554																																		
TOTALS	3,619			3,064	282,949																																		
EXTRA FEATURES					555165 STUCKEYS PL, HILLIARD										BLD DATE 12/27/2024					KW					LGL DATE					04/29/2025					DC				
															XF DATE 12/27/2024					KW					LAND DATE														
															INC DATE										AG DATE														
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	1,594.00	SF	4.00	4.00	100	1990	1990	3	57	3,634																							
2	0803	ASPHALT C	0	0	0	0	16,431.00	SF	2.00	2.00	100	1980	1980	3	50	16,431																							
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864																							
5	1123	CB 8"	0	0	92	0	276.00	SF	6.15	6.15	100	1993	1993	3	64	1,086																							
9	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311																							
12	0681	POLE SHED	0	0	0	0	210.00	SF	15.00	15.00	100	1998	1998	3	25	788																							
14	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2008	2008	3	88	2,059																							
15	4310	CANOPIES F	0	0	40	23	920.00	UT	22.75	22.75	100	2007	2007	3	20	4,186																							
LAND DESCRIPTION										TOTAL OB/XF										29,359																			
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	001410	C	CONV STORE	0	0004	CG			43,560.00	SF		1.00	1.00	1.00	1.00	1.00	43,560																						