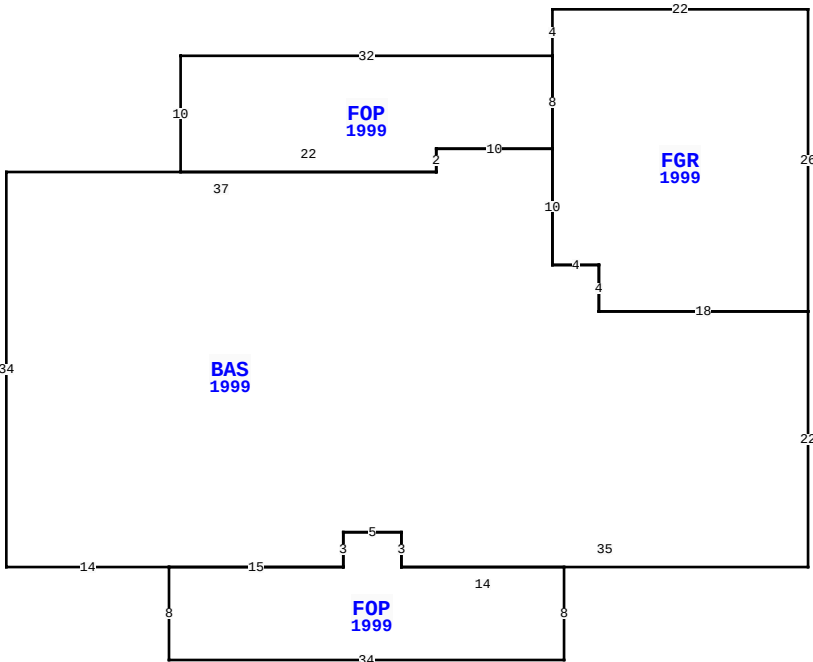


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		20	FACE BRICK 100		0900	01	2,585	101.5056	141.09	364,718	1999	2004	0	0	0	15.75	84.25	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2011													Heated Area: 2103 HX Base Yr 2011											
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE 307,275											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 1,682											
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET 152,000											
Interior Floo		11	CLAY TILE 10															TOTAL MARKET VALUE 460,957											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction 273,894											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE 187,063											
Bedrooms			4 100															TOTAL EXEMPTION VALUE HX HB 51,411											
Bathrooms			3 100															BASE TAXABLE VALUE 135,652											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE 460,957											
Stories			1. 100															NCON VALUE 0											
Units			0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE 455,851																								
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				09																						
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,103	100	1999	2,103	249,980																								
FGR	556	55	1999	306	36,374																								
FOP	287	30	1999	86	10,223																								
FOP	300	30	1999	90	10,698																								
TOTALS		3,246		2,585	307,275																								
EXTRA FEATURES					17750 HOOT OWL HOLW, HILLIARD										BLD DATE 03/03/2023 NW LGL DATE 05/12/2026 MLU														
															XF DATE														
															INC 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	0940	SHEDS/PORT	0 100	16	12	192.00	SF	21.30	21.30	100	1999	1999	3	20	818														
3	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	2004	2004	3	30	864														
LAND DESCRIPTION										TOTAL OB/XF 1,682																			
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	000100	C	RES	100	0007	OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000												