

BLOCK 16 ALL OF LOTS 1 3 4 &
PT OF LOT 2
IN OR 1816/888

HILLIARD REAL ESTATE INVESTORS LLC
3570 KEITH ST NW
CLEVELAND, TN 37312

2026

08-3N-24-2380-0016-0011



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	AP	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	17	CB STUCCO 100	7404	04	21,415	99.9068	177.08	3,792,168	1990	1990	0	0	10	50.00	40.00	VALUATION BY																	
Roof Structur	13	P-STRESS C 100	1 NURS HOME 0% - 0													Tax Group: 3																	
Roof Cover	03	COMP SHNGL 100	Heated Area: 21102													Tax Dist:																	
Interior Wall	05	DRYWALL 50	HX Base Yr													BUILDING MARKET VALUE																	
Interior Wall	08	DECORATIVE 50														2,866,094																	
Interior Floo	07	CORK/VTILE 90														TOTAL MARKET OB/XF VALUE																	
Interior Floo	14	CARPET 10														166,018																	
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET																	
Air Condition	07	ENG PACKGE 100														554,300																	
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE																	
Fixtures	102	100														3,586,412																	
Frame	03	MASONRY 100														SOH/AGL Deduction																	
Story Height	10	100														0																	
RMS	48	100														ASSESSED VALUE																	
Stories	1.	1. 100														3,586,412																	
Units	0	100														TOTAL EXEMPTION VALUE																	
Occupancy	00	NONE 100														0																	
Quality	03	Quality Level 03														BASE TAXABLE VALUE																	
DOR CODE	0600	RETIREMENT HOMES														3,586,412																	
MAP NUM		MKT AREA														TOTAL JUST VALUE																	
NEIGHBORHOOD/LOC	6001.00															3,586,412																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														NCON VALUE														
BAS	18,747	100	1993	18,747	327,888														0														
FCP	352	30	1993	106	7,508														INCOME VALUE														
FOP	35	30	1993	10	708														3,273,039														
FOP	42	30	1993	13	921																												
FOP	42	30	1993	13	921																												
FST	117	50	1993	58	4,108																												
KTA	1,128	110	1993	1,241	87,902																												
SFB	561	80	1994	449	31,804																												
SPA	915	85	1993	778	55,107																												
TOTALS	21,939			21,415	516,867																												
EXTRA FEATURES						3756 W THIRD ST, HILLIARD														BLD DATE 06/04/2014 KK LGL DATE 05/14/2026 DC													
																				XF 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	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	26	1,300																	
2	0812	CONCRETE C	0	0	0	0	2,859.00	SF	4.00	4.00	100	1990	1990	3	54.5	6,233																	
3	0803	ASPHALT C	0	0	0	0	33,134.00	SF	2.00	2.00	100	1990	1990	3	50	33,134																	
4	0382	CHILLER	0	0	5	8	40.00	SF	92.50	92.50	100	1990	1990	3	20	740																	
5	0381	COOLER	0	0	7	9	63.00	SF	82.50	82.50	100	1990	1990	3	20	1,040																	
6	1126	CB/STC 8"	0	0	0	0	596.00	SF	8.00	8.00	100	1990	1990	3	54.5	2,599																	
7	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1990	1990	3	26	3,289																	
8	0812	CONCRETE C	0	0	0	0	3,257.00	SF	4.00	4.00	100	1994	1994	3	64	8,338																	
9	0803	ASPHALT C	0	0	0	0	6,913.00	SF	2.00	2.00	100	1994	1994	3	50	6,913																	
10	0402	CONC BUMPE	0	0	0	0	45.00	UT	25.00	25.00	100	1990	1990	3	64	720																	
LAND DESCRIPTION						TOTAL OB/XF 64,306																											
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	000600	C	RETIREMENT	0	0004	C-1	0.00	0.00	221,720.00	SF		1.00	1.00	0.50	5.00	2.50	554,300																
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.09 Total Land Value: 554,300 Market: 0 Agricultural: 0 Common: 554,300 PRINTED 07/09/2026 BY SYS																																	

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1501

CONC BLOCK 100
FLAT 100

Roof Cover
Interior Wall

0405

BUILT-UP 100
DRYWALL 100

Interior Floo
Interior Floo

1014

TERRAZZO 90
CARPET 10

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Fixtures
Frame
Story Height

02

9 100
WOOD FRAME 100
10 100

RMS
Stories
Units

1.

9 100
1. 100
0 100

BUD8 Adjustme
Occupancy

0300

DIST HI 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0600

RETIREMENT HOMES

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,269

100

1993

1,269

46,204

FOP

27

30

1993

8

291

FST

384

50

2009

192

6,991

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1721

04

1,469

100.9470

173.38

254,695

1958

1975

0

0

79.00

21.00

4 MDL OFFICE

0% - 0

Heated Area: 1269

HX Base Yr

24

16

24

16

13

3

3

28

30

41

9

FST

2009

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

06/04/2014

KK

LGL DATE

LAND DATE

AG DATE

05/14/2026

DC

EXTRA FEATURES

3756 W THIRD ST, 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

21

1126

CB/STC 8"

0

0

0

0

759.00

SF

8.00

8.00

100

1990

1990

3

54.5

3,309

22

0422

CL FNC 4'

0

0

0

0

896.00

LF

15.00

15.00

100

2000

2000

3

45

6,048

23

0463

FENCE GATE

0

0

0

0

5.00

UT

300.00

300.00

100

2000

2000

3

45

675

24

0424

CL FNC 6'

0

0

0

0

72.00

LF

20.00

20.00

100

2000

2000

3

45

648

25

0476

VF 6 SBPL

0

0

0

0

16.00

LF

32.00

32.00

100

2000

2000

3

45

230

26

0470

VNYL GATE

0

0

0

0

2.00

UT

300.00

300.00

100

2000

2000

3

45

270

27

0810

CONCRETE A

0

0

0

0

392.00

SF

6.50

6.50

100

1970

1970

3

20

510

28

0940

SHEDS/PORT

0

0

12

10

120.00

SF

19.50

19.50

100

2001

2001

3

20

468

29

0810

CONCRETE A

0

0

0

0

460.00

SF

6.50

6.50

100

2005

2005

3

83

2,482

LAND DESCRIPTION

TOTAL OB/XF

14,640

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 5.09

Total Land Value: 554,300

Market: 0

Agricultural: 0

Common: 554,300

PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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3

VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

2,866,094

TOTAL MARKET OB/XF VALUE

166,018

TOTAL LAND VALUE - MARKET

554,300

TOTAL MARKET VALUE

3,586,412

SOH/AGL Deduction

0

ASSESSED VALUE

3,586,412

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

3,586,412

TOTAL JUST VALUE

3,586,412

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

3,273,039

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1816/0885

9/26/2012

WD Q

I I

01

7,140,000

GRANTOR: HEALTH CARE REIT INC

GRANTEE:HILLIARD REAL ESTAT

1816/0888

9/24/2012

QC U

I I

11

100

GRANTOR: HILLIARD REAL ESTATE

GRANTEE:HILLIARD REAL ESTAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S9 FST=[YR=2009] W16 S24 E16 N24\$ S24 E13

FOP=[YR=1993] E9 N3 W9 S3\$ N3 E28 N30\$.

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