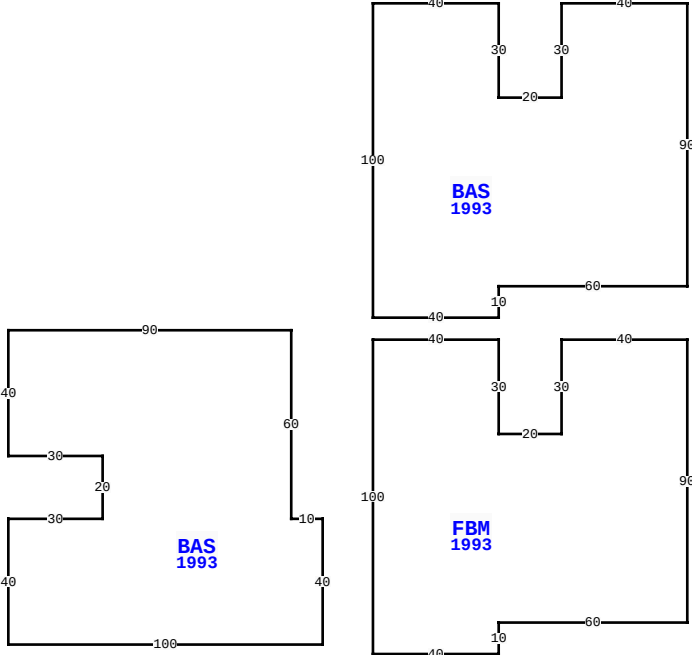




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 8																				
Exterior Wall	22	PRECAST PN 100	1701	04	23,760	107.4744	160.41	3,811,342	1962	1962	0	0	0	80.00	20.00	VALUATION SUMMARY																			
Roof Structur	10	STEEL FRME 100	1 OFFICE 0% - 0														Heated Area: 23760 HX Base Yr																		
Roof Cover	04	BUILT-UP 100															VALUATION BY																		
Interior Wall	04	PLYWOOD 50															STANDARD																		
Interior Wall	05	DRYWALL 50															Tax Group: 3																		
Interior Floo	14	CARPET 100															Tax Dist:																		
Ceiling	01	FIN.SUSPD 100															BUILDING MARKET VALUE																		
Air Condition	01	NONE 100															6,215,410																		
Heating Type	06	STEAM 100															TOTAL MARKET OB/XF VALUE																		
Fixtures	19	100															875,472																		
Frame	05	STEEL 100															TOTAL LAND VALUE - MARKET																		
Common Wall	60	100															234,000																		
Story Height	20	100	TOTAL MARKET VALUE																																
RMS	1	100	7,324,882																																
Stories	0	0	SOH/AGL Deduction																																
Units	0	100	0																																
BUD8 Adjustme	03	DIST HI 100	ASSESSED VALUE																																
Occupancy	00	NONE 100	TOTAL EXEMPTION VALUE																																
Quality	05	Quality Level 05	12																																
DOR CODE	8800	FEDERAL	BASE TAXABLE VALUE																																
MAP NUM	MKT AREA		06	TOTAL JUST VALUE																															
NEIGHBORHOOD/LOC	6001.00		7,324,882																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	NCON VALUE																													
BAS	8,800	100	1993	8,800	282,322	INCOME VALUE																													
BAS	8,800	100	1993	8,800	282,322	PREVIOUS YEAR MKT VALUE																													
FBM	8,800	70	1993	6,160	197,625	7,098,708																													
TOTALS 26,400						23,760	762,268	SALES DATA																											
EXTRA FEATURES						37075 AVIATION LN, HILLIARD						BLD DATE						LGL DATE						05/11/2026 MLU											
												XF DATE						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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840																			
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1980	1980	3	100	10,000																			
3	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	1980	1980	3	100	4,500																			
4	0972	ST LGHT UN	0	0	0	0	30.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	15,180																			
5	0431	CL FNC 8B	0	0	0	0	5,640.00	LF	12.50	12.50	100	1980	1980	3	20	14,100																			
6	1050	TOWER-COMM	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	3	100	60,000																			
7	0506	FLAGPOLE B	0	0	0	0	60.00	LF	100.00	100.00	100	1980	1980	3	20	1,200																			
8	0463	FENCE GATE	0	0	0	0	30.00	UT	300.00	300.00	100	1980	1980	3	20	1,800																			
9	0980	TANK	0	0	0	0	1.00	UT	33,000.00	33,000.00	100	1980	1980	3	20	6,600																			
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000																			
LAND DESCRIPTION						TOTAL OB/XF														120,220															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	008800	C	FEDERAL	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	234,000																		
REVIEW DATE 01/01/2023 BY CD																																			
Total Acres: 18.00						Total Land Value: 234,000						Market: 0						Agricultural: 0						Common: 234,000						PRINTED 07/09/2026 BY SYS					

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