



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 60  |
| Roof Cover               | 01 | MINIMUM 40     |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

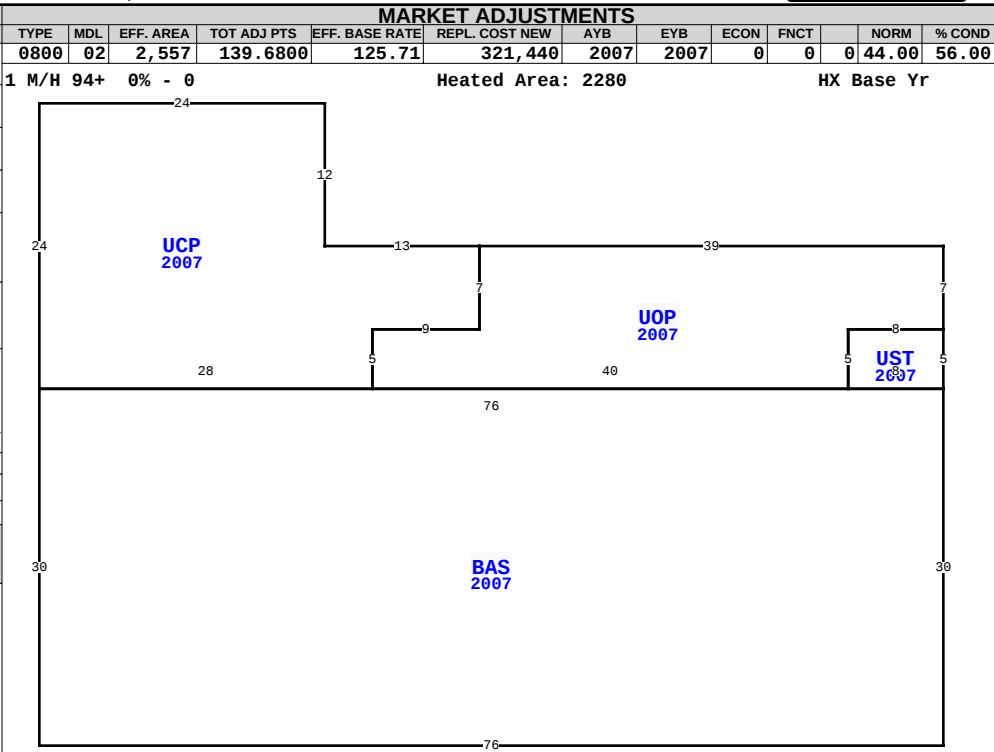
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,280            | 100         | 2007 | 2,280        | 160,507              |
| UCP       | 687              | 20          | 2007 | 137          | 9,644                |
| UOP       | 473              | 25          | 2007 | 118          | 8,307                |
| UST       | 40               | 55          | 2007 | 22           | 1,549                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,480 |  |  | 2,557 | 180,006 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0510       | GARAGE WD-  | 0   | 0   | 39 | 30 | 1,170.00 | SF | 35.00    |
| 3              | 0940       | SHEDS/PORT  | 0   | 0   | 12 | 10 | 120.00   | SF | 13.20    |
| 4              | 0681       | POLE SHED   | 0   | 0   | 30 | 16 | 480.00   | SF | 15.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0005 | OR       | 0.00  | 0.00  | 1.90        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                        |          |           |            |     |
|------------------------|----------|-----------|------------|-----|
| 2623 RUBY DR, HILLIARD | BLD DATE | LGL DATE  | 05/12/2026 | MLU |
|                        | XF DATE  | LAND DATE |            |     |
|                        | INC DATE | AG DATE   |            |     |

| ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 3,500.00       | 100       | 2007    | 2007        | 3 | 89     | 3,115           |       |
| 35.00          | 100       | 1996    | 1996        | 3 | 20     | 8,190           |       |
| 13.20          | 100       | 1996    | 1996        | 3 | 20     | 317             |       |
| 15.00          | 100       | 2014    | 2014        | 3 | 68     | 4,896           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 16,518      |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 1.90 | Total Land Value: 76,000 | Market: 0 | Agricultural: 0 | Common: 76,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 6              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 180,006     |   |
| TOTAL MARKET OB/XF VALUE  |  | 16,518      |   |
| TOTAL LAND VALUE - MARKET |  | 76,000      |   |
| TOTAL MARKET VALUE        |  | 272,524     |   |
| SOH/AGL Deduction         |  | 6,451       |   |
| ASSESSED VALUE            |  | 266,073     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 266,073     |   |
| TOTAL JUST VALUE          |  | 272,524     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 279,582     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B21659     | CARPORT     | 11,880 | 07/01/2008 |
| R11421     | REPAIR/RRF  | 800    | 07/01/2008 |
| C4968      | CO ISSUED   | 0      | 07/01/2007 |
| MH4968     | MH MOVE-ON  | 0      | 07/01/2007 |
| M13101     | MECH OTHER  | 0      | 07/01/2007 |
| P12550     | OTHER       | 0      | 07/01/2007 |

| SALES DATA                     |            |           |       |       |        |            |  |
|--------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1503/1148                      | 6/05/2007  | QC        | Q     | I     | 06     | 97,800     |  |
| GRANTOR: MANGES HARRY E & MART |            |           |       |       |        |            |  |
| GRANTEE: BENTON JEFFREY A      |            |           |       |       |        |            |  |
| 0910/0847                      | 12/06/1999 | AD        | U     | I     |        | 35,000     |  |
| GRANTOR: MANGES HARRY & MARTHA |            |           |       |       |        |            |  |
| GRANTEE: BENTON JEFFREY & CH   |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2007] W39 UCP=[YR=2007] W13 N12 W24 S24 BAS=[YR=2007] S30 E76 N30 UST=[YR=2007] N5 W8 S5 E8\$ W76\$ E28 N5 E9 N7\$ S7 W9 S5 E40 N5 E8 N7\$. |  |  |  |  |  |  |  |  |  |