



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE		8900 MUNICIPAL
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC		9002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	44,157
BAS	7,872	100	1993	7,872	658,337
FSP	1,440	50	2024	720	60,214
USP	198	40	1993	79	6,607
TOTALS	10,038			9,199	769,315

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	
2	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	
3	0803	ASPHALT C	0	0	0	0	7,930.00	SF	2.00	2.00	
4	0940	SHEDS/PORT	0	0	13	4	52.00	SF	30.00	30.00	
5	0476	VF 6 SBPL	0	0	0	0	577.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	001901	C	MEDICAL OF	0		OR	0.00	0.00	43,560.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	9,199	89.3475	153.45	1,411,587	1981	1990	0	0	45.50	54.50
1 MDL OFFICE 0% - 0 Heated Area: 8400 HX Base Yr											
371015 EASTWOOD RD, HILLIARD											

BLD DATE	02/25/2022	KK	LGL DATE	
XF DATE	02/25/2022	KK	LAND DATE	
INC DATE			AG DATE	
05/14/2026				DC

TOTAL OB/XF											
28,576											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		769,315	
TOTAL MARKET OB/XF VALUE		28,576	
TOTAL LAND VALUE - MARKET		65,340	
TOTAL MARKET VALUE		863,231	
SOH/AGL Deduction		459,474	
ASSESSED VALUE		403,757	
TOTAL EXEMPTION VALUE		03	403,757
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		863,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		852,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000215	ADDITION -SCRN PO	43,113	01/05/2022
93353	REMODEL	12,150	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0697/1491	2/03/1994	WD	Q	I		125,000	
GRANTOR: BEL PROPERTY MGMT INC							
GRANTEE: NASSAU COUNTY MENTA							
0685/0993	7/26/1993	WD	Q	I	05	32,900	
GRANTOR: MARINE NATL BANK							
GRANTEE: BEL PROP MGMT INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W98 S24 W22 S46 E120 N37 N33 \$											
BAS=[YR=1993;ORIG=-98,0] W22 S24 E22 N24 \$											
USP=[YR=1993;ORIG=0,33] E11 N18 W11 S18 \$											
FSP=[YR=2024;ORIG=-116,0] E40 N36 W40 S36 \$											