



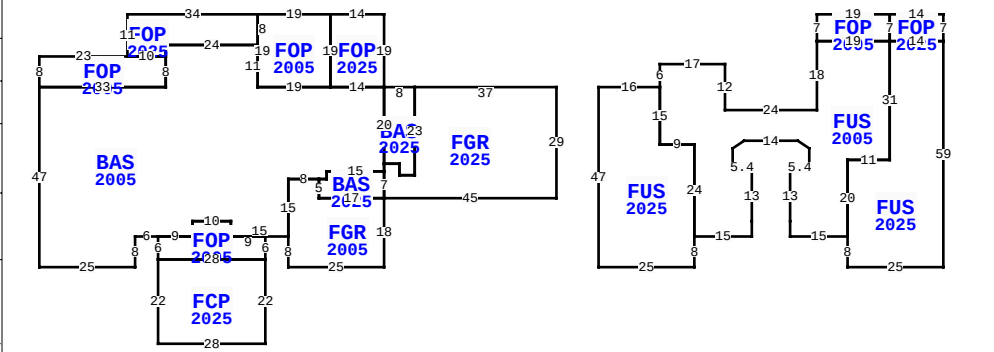
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	3,529	100	2005	3,529	502,381
BAS	115	100	2025	115	16,371
BAS	172	100	2025	172	24,486
FCP	616	25	2025	154	21,923
FGR	490	55	2005	270	38,437
FGR	1,133	55	2025	623	88,689
FOP	133	30	2005	40	5,694
FOP	208	30	2005	62	8,826
FOP	264	30	2005	79	11,246
FOP	361	30	2005	108	15,375
TOTALS	11,637			9,302	324,214

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
6	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	9,302	100.8900	167.48	1,557,899	2005	2005	0	0	0 15.00	85.00
1 SFR CUST 100% - 2006 Heated Area: 7766 HX Base Yr 2006											



** This building has 16 Sub-Areas
28714 YELLOW ROSE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	11/18/2024

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	100	2007	2007	05	85	51,000	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	100	2025	2024		97	4,850	
6	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	100	2025	2024		100	10,200	

LAND DESCRIPTION										TOTAL OB/XF 66,050									
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
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000		
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	31.20	AC		1.00	1.00	1.00	395.00	395.00	12,324		
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	60.00	AC		1.00	1.00	1.00	170.00	170.00	10,200		
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	91.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,003,200		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		1,378,782	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		1,014,200	
SOH/AGL Deduction		ASSESSED VALUE		1,478,356	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		1,083,551	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				1,939,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014914	ADDITION	430,810	10/28/2021
B1529900	XFOB	0	02/27/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
0807/1197	9/24/1997	WD	Q	V	70,000
GRANTOR: LLOYD R B					
GRANTEE: GEIGER ZENOUS JR &					
0781/0519	1/03/1997	WD	U	V	09
GRANTOR: BOURDEAU BROTHERS REA					
GRANTEE: LLOYD R B					

BUILDING NOTES									
BAS=[YR=2005;ORIG=0,0] W14 W19 N11 W24 S3 S8 W33 S47 E25 N8 E6 E9 N4 E10 S4 E15 N15 E8 E2 N2 E15 N2 N20 \$									
FUS=[YR=2005;ORIG=72,-6] E17 S12 E24 N18 E19 S31 W11 S20 W15 N4 N13 U2R5 N4 U2L3 W14 D2L3 S4 D2R5 S13 S4 W15 N24 W9 N15 N6 \$									
FGR=[YR=2005;ORIG=-25,24] S15 S8 E25 N18 W17 N5 W8 \$									
FOP=[YR=2005;ORIG=-14,0] N19 W19 S19 E19 \$									
FOP=[YR=2005;ORIG=-57,-8] W10 W23 S8 E33 N8 \$									
FOP=[YR=2005;ORIG=-59,39] S6 E28 N6 W9 N4 W10 S4 W9 \$									
PTR=[ORIG=0,0] E15 W15 \$									
FOP=[YR=2025;ORIG=-67,-8] N11 E34 S8 W24 S3 W10 \$									

REVIEW DATE	01/17/2025	BY	WWA	Total Acres:	92.20	Total Land Value:	33,524	Market:	1,003,200	Agricultural:	22,524	Common:	11,000	PRINTED 07/09/2026 BY SYS
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