

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	2001	1,316	111,276
FOP	370	30	2001	111	9,386
FSP	650	40	2001	260	21,985
FUS	1,316	100	2001	1,316	111,276
STP	63	10	2001	6	507
STP	72	10	2001	7	592

TOTALS	3,787			3,016	255,021
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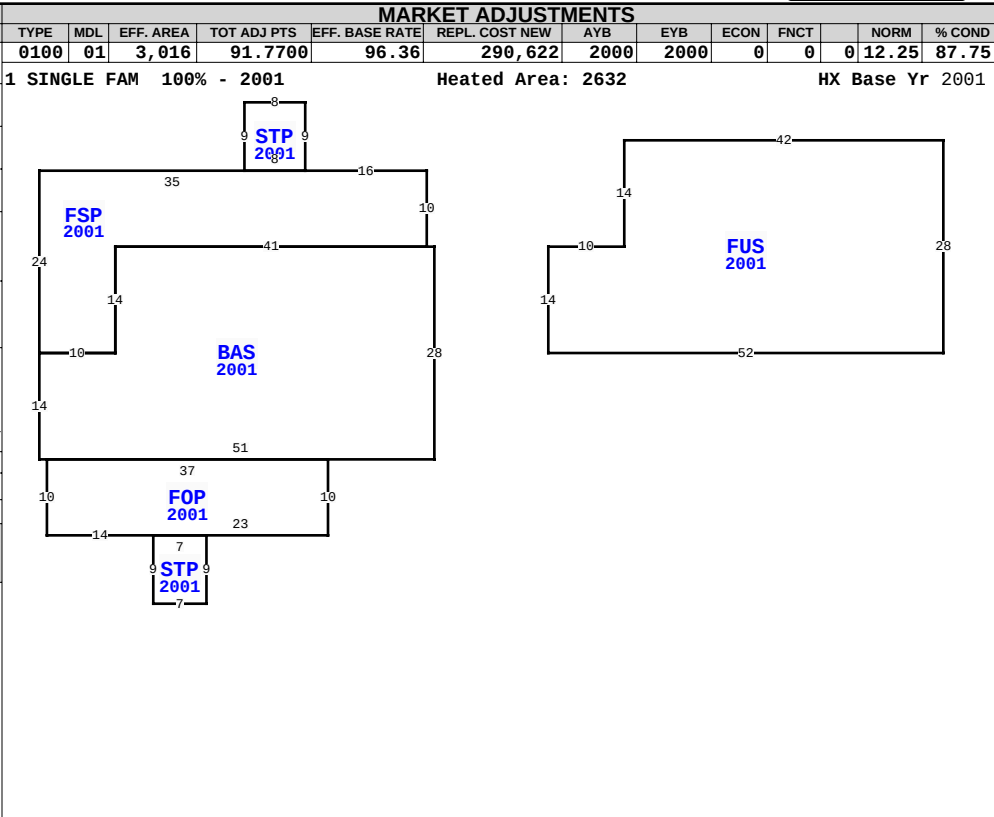
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
2	0940	SHEDS/PORT	0	100	20	11	220.00	SF	30.00	30.00	100	2000	2000	3	20	1,320	
6	0350	CARPORT WD	0	100	0	0	536.00	SF	13.00	13.00	100	2003	2003	3	20	1,394	
7	0940	SHEDS/PORT	0	100	8	11	88.00	SF	30.00	30.00	100	2003	2003	3	20	528	
8	0300	BOAT DCK W	0	100	19	8	152.00	SF	40.00	40.00	100	2003	2003	3	29	1,763	

LAND DESCRIPTION		
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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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	395.00	395.00	7,110							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	170.00	170.00	680							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	423,400							

REVIEW DATE	01/01/2023	BY	CD
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4842 ABSOLUTE DR, HILLIARD	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE	03/28/2025	KBA
	INC DATE	AG DATE		

TOTAL OB/XF																	6,625
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		255,021			
TOTAL MARKET OB/XF VALUE		6,625			
TOTAL LAND VALUE - MARKET		438,000			
TOTAL MARKET VALUE		286,626			
SOH/AGL Deduction		92,019			
ASSESSED VALUE		194,607			
TOTAL EXEMPTION VALUE		51,411			HX HB
BASE TAXABLE VALUE		143,196			
TOTAL JUST VALUE		699,646			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		725,020			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006832	NEW CONSTR	118,884	02/01/2000
MH961604	MH MOVE-ON	0	02/01/1997
8276	MH MOVE-ON	0	08/21/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0411	4/28/2000	WD U	I	I	07	1,857
GRANTOR: VICKERY LEE J & BELIN						
GRANTEE: LEWIS GEORGE & LORE						
0900/1648	9/27/1999	WD U	I	I	11	83,000
GRANTOR: VICKERY LEE JESSE & B						
GRANTEE: LEWIS GEORGE & LORE						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2001] W1 FSP=[YR=2001] N10 W16 STP=[YR=2001] N9 W8 S9 E8 \$ W35 S24 E10 N14 E41\$ W41 S14 W10 S14 E1 FOP=[YR=2001] S10 E14 STP=[YR=2001] S9 E7 N9 W7 \$ E23 N10 W37 \$ E51 N28 \$ PTR= E15 FUS=[YR=2001] E10 N14 E42 S28 W52 N14 \$ W15 \$.		