

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	VALUATION SUMMARY							6			
																			VALUATION BY		STANDARD								
																			Tax Group: 6		Tax Dist:								
																			BUILDING MARKET VALUE		0								
																			TOTAL MARKET OB/XF VALUE		8,232								
																			TOTAL LAND VALUE - MARKET		445,280								
																			TOTAL MARKET VALUE		135,750								
																			SOH/AGL Deduction		60,000								
																			ASSESSED VALUE		75,750								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		75,750								
																			TOTAL JUST VALUE		453,512								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE										
DOR CODE	6000	PASTURELAND 1																											
MAP NUM		MKT AREA																				09							
NEIGHBORHOOD/LOC	9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES					4460 RUNAWAY COVE RD, HILLIARD										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		06/13/2023		MLU								
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	0681	POLE SHED	0 0	28 20	560.00	SF	15.00	15.00	100	2021	2021	3	98	8,232															
LAND DESCRIPTION										TOTAL OB/XF										8,232									
L N	USE CODE</																												