

2023

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									
																		VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 864,248 TOTAL MARKET VALUE 148,444 SOH/AGL Deduction 0 ASSESSED VALUE 148,444 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 148,444 TOTAL JUST VALUE 864,248 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0											
DOR CODE		5600					TIMBERLAND 70-79																						
MAP NUM							MKT AREA					05																	
NEIGHBORHOOD/LOC		5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS							77005 LIPPIZAN CT, YULEE					BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE 07/26/2023 DC												
EXTRA FEATURES						TOTAL OB/XF											BUILDING NOTES												
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													
LAND DESCRIPTION																	BUILDING DIMENSIONS												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	112.25	AC		1.00	1.00	1.00	550.00	550.00	61,738												
2	005600	A	TIMBER 3 SI	0			0.00	0.00	160.01	AC		1.00	1.00	1.00	410.00	410.00	65,604												
3	005902	A	HARDWOOD SI	0			0.00	0.00	120.58	AC		1.00	1.00	1.00	175.00	175.00	21,102												
4	009910	M	MKT.VAL.AG	0			0.00	0.00	392.84	AC		1.00	1.00	1.00	2,200.00	2,200.00	864,248												