

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		STANDARD															
																		Tax Group: 4		Tax Dist:															
																		BUILDING MARKET VALUE		0															
																		TOTAL MARKET OB/XF VALUE		17,387															
																		TOTAL LAND VALUE - MARKET		166,280															
																		TOTAL MARKET VALUE		24,528															
																		SOH/AGL Deduction		7,483															
																		ASSESSED VALUE		17,045															
																		TOTAL EXEMPTION VALUE		0															
																		BASE TAXABLE VALUE		17,045															
																		TOTAL JUST VALUE		183,667															
																		NCON VALUE		0															
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE		11,276															
																		PERMIT NUM				DESCRIPTION				AMT				ISSUED					
																		<b>SALES DATA</b>																	
																		OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																		1153/0810		7/15/2003		WD U		I	01	100									
																		GRANTOR: FRANKLIN BOBBY Y II &																	
																		GRANTEE: SELDOMRIDGE MONICA																	
																		0652/0986		3/24/1992		WD U	V	01	1,000										
																		GRANTOR: FRANKLIN BOBBY Y																	
																		GRANTEE: FRANKLIN BOB II & M																	
																		<b>BUILDING NOTES</b>																	
																		<b>BUILDING DIMENSIONS</b>																	
TOTALS																																			
EXTRA FEATURES																		37725 KINGS FERRY RD, HILLIARD																	
																		BLD DATE				LGL DATE		06/15/2023		MLU									
																		XF DATE				LAND DATE													
																		INC DATE				AG DATE													
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																		
13	0351	CARPOT MT	0	0	22	15	330.00	SF	10.00	10.00	100	2012	2012	3	60	1,980																			
14	0510	GARAGE WD-	0	0	22	20	440.00	SF	35.00	35.00	100	2012	2012	3	71	10,934																			
15	0681	POLE SHED	0	0	35	12	420.00	SF	15.00	15.00	100	2012	2012	3	71	4,473																			
TOTALS																		TOTAL OB/XF		17,387															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000																		
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.62	AC		1.00	1.00	1.00	550.00	550.00	3,641																		
3	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																		
4	009910	M	MKT.VAL.AG	0			0.00	0.00	8.62	AC		1.00	1.00	1.00	19,000.00	19,000.00	163,780																		
REVIEW DATE 08/14/2019 BY TWA Total Acres: 9.62 Total Land Value: 7,141 Market: 163,780 Agricultural: 4,641 Common: 2,500 PRINTED 08/02/2023 BY SYS																																			