



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
DOR CODE										MAP NUM										NEIGHBORHOOD/LOC									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTALS										EXTRA FEATURES										SALES DATA									
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										BLD DATE										LGL DATE									
INC DATE										XF DATE										LAND DATE									
AG DATE										INC DATE										AG DATE									
										5000 IMPROVED AG										STANDARD									
										09										Tax Group: 6 Tax Dist:									
										9001.00										BUILDING MARKET VALUE 0									
																				TOTAL MARKET OB/XF VALUE 500									
																				TOTAL LAND VALUE - MARKET 425,010									
																				TOTAL MARKET VALUE 57,930									
																				SOH/AGL Deduction 30,725									
																				ASSESSED VALUE 27,205									
																				TOTAL EXEMPTION VALUE 0									
																				BASE TAXABLE VALUE 27,205									
																				TOTAL JUST VALUE 425,510									
																				NCON VALUE 0									
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 52,250									
										2340 FAMILY LN, HILLIARD										GRANTOR: MCLEAN HAZEL J ESTATE									
																				GRANTEE: MCLEAN ELLIS C & PA									
																				0679/1090 4/23/1993 QC U I 01 100									
																				GRANTOR: MCLEAN ELLIS ETAL									
																				GRANTEE: MCLEAN ELLIS & CIND									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				TOTAL OB/XF 500									
LAND DESCRIPTION										TOTAL OB/XF										OTHER ADJUSTMENTS AND NOTES									
L N										USE CODE										CLAS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										DPTH FACT									
% COND										TOT ADJ										UNIT PRICE									
ADJ UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
YEAR										DENSITY										DECL									
FRZ										YR										CONSRV									
1 005000										C RURAL HOME										0 0007 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000									
2 005600										A TIMBER 3 SI										0 0.00 0.00 8.00 AC 1.00 1.00 1.00 410.00 410.00 3,280									
3 009600										C WASTELAND										0 0.00 0.00 9.66 AC 1.00 1.00 1.00 2,500.00 2,500.00 24,150									
4 009910										M MKT.VAL.AG										0 0.00 0.00 17.66 AC 1.00 1.00 1.50 14,000.00 21,000.00 370,860									
REVIEW DATE										04/15/2020 BY TWA										Total Acres: 18.66 Total Land Value: 57,430 Market: 370,860 Agricultural: 3,280 Common: 54,150 PRINTED 08/02/2023 BY SYS									