



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED																					
														BUILDING MARKET VALUE		0																																	
														TOTAL MARKET OB/XF VALUE		0																																	
														TOTAL LAND VALUE - MARKET		704,000																																	
														TOTAL MARKET VALUE		129,125																																	
														SOH/AGL Deduction		0																																	
														ASSESSED VALUE		129,125																																	
														TOTAL EXEMPTION VALUE		0																																	
														BASE TAXABLE VALUE		129,125																																	
														TOTAL JUST VALUE		704,000																																	
														NCON VALUE		0																																	
														INCOME VALUE		0																																	
														PREVIOUS YEAR MKT VALUE		0																																	
DOR CODE										5500										TIMBERLAND 80-89																													
MAP NUM																				MKT AREA										05																			
NEIGHBORHOOD/LOC										5001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
TOTALS																																																	
EXTRA FEATURES										CR 108, HILLIARD																																							
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										TOTAL OB/XF										0																													
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		005500		A		TIMBER 2 SI		0				OR		0.00		0.00		195.00		AC				1.00		1.00		1.00		550.00		550.00		107,250															
2		005902		A		HARDWOOD SI		0				OR		0.00		0.00		125.00		AC				1.00		1.00		1.00		175.00		175.00		21,875															
3		009910		M		MKT.VAL.AG		0				OR		0.00		0.00		320.00		AC				1.00		1.00		1.00		2,200.00		2,200.00		704,000															
REVIEW DATE										05/19/2023										BY										MLU																			
Total Acres:										320.00										Total Land Value:										129,125																			
Market:										704,000										Agricultural:										129,125																			
Common:										0										PRINTED										08/02/2023 BY SYS																			

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2283/1392	5/31/2019	MS	U	V	11	0			
GRANTOR: RAYONIER ATLANTIC TIM									
GRANTEE: RAYONIER FOREST RES									
1872/0920	8/04/2013	SW	U	V	11	100			
GRANTOR: RAYONIER FOREST RESOU									
GRANTEE: TIMBERLANDS HOLDING									

BUILDING NOTES									

BUILDING DIMENSIONS									