



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									
																								<b>VALUATION BY</b> Tax Group: 3 Tax Dist: <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 2,725 <b>TOTAL LAND VALUE - MARKET</b> 45,000 <b>TOTAL MARKET VALUE</b> 47,725 SOH/AGL Deduction 12,670 <b>ASSESSED VALUE</b> 35,055 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 35,055 <b>TOTAL JUST VALUE</b> 47,725 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 45,992										
DOR CODE 0001 VAC W/XFOB																								<b>PERMIT NUM</b> 20100051 <b>DESCRIPTION</b> XFOB <b>AMT</b> 2,400 <b>ISSUED</b> 04/19/2010										
MAP NUM MKT AREA 06																																		
NEIGHBORHOOD/LOC 6001.00																								<b>SALES DATA</b> <b>OFF RECORD Number</b> 0430/0713 <b>DATE</b> 8/01/1984 <b>TYPE INST</b> WD U <b>Q / V / I / V</b> <b>RSN CD</b> <b>SALE PRICE</b> 100 <b>GRANTOR:</b> <b>GRANTEE:</b> 0138/0560 5/11/1972 WD U V 09 1,600 <b>GRANTOR: DYAL B G &amp; LULA T (H&amp;)</b> <b>GRANTEE: SIKES CARL R &amp; ETHE</b>										
TOTALS													BLD DATE XF DATE INC DATE											LGL DATE LAND DATE AG DATE										
EXTRA FEATURES													27377 THIRD AV, 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																		
1	0751	UOP	0 0	8	20	160.00	SF	10.00	10.00	100	1985	1985	3	20	320																			
2	0752	USP	0 0	15	8	120.00	SF	15.00	15.00	100	2005	2005	3	44	792																			
3	0752	USP	0 0	24	8	192.00	SF	15.00	15.00	100	2008	2008	3	56	1,613																			
													TOTAL OB/XF 2,725																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000102	C	SFR/MH	0	0006	RM4	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000																	
													REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																					