



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 540,000 TOTAL MARKET VALUE 49,200 SOH/AGL Deduction 0 ASSESSED VALUE 49,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,200 TOTAL JUST VALUE 540,000 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0													
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM																																			
NEIGHBORHOOD/LOC		9001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																			
EXTRA FEATURES										WHISTLER SPRING LN, HILLIARD										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/20/2018 MF															
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	005600	A	TIMBER 3 SI	0			0.00	0.00	120.00	AC		1.00	1.00	1.00	410.00	410.00	49,200																		
2	009910	M	MKT.VAL.AG	0			0.00	0.00	120.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	540,000																		
REVIEW DATE 01/14/2021 BY WWA Total Acres: 120.00 Total Land Value: 49,200 Market: 540,000 Agricultural: 49,200 Common: 0 PRINTED 08/02/2023 BY SYS																																			

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V V	RSN CD	SALE PRICE		
2611/0038	5/24/2022	SW U	U	V	V	11	100		
GRANTOR: CASSIDY RICHARD C JR									
GRANTEE: CASSIDY RICHARD C J									
2128/1228	12/23/2016	SW U	U	V	V	11	100		
GRANTOR: NAUGHTON CLAUDIA CASS									
GRANTEE: CLAUDIA CASSIDY NAU									

BUILDING NOTES									
BUILDING DIMENSIONS									