



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	PAGE 1 of 1									
																	VALUATION SUMMARY									
VALUATION BY																	STANDARD									
Tax Group: 6																	Tax Dist:									
BUILDING MARKET VALUE																	0									
TOTAL MARKET OB/XF VALUE																	0									
TOTAL LAND VALUE - MARKET																	673,000									
TOTAL MARKET VALUE																	108,022									
SOH/AGL Deduction																	0									
ASSESSED VALUE																	108,022									
TOTAL EXEMPTION VALUE																	0									
BASE TAXABLE VALUE																	108,022									
TOTAL JUST VALUE																	673,000									
NCON VALUE																	0									
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																	0									
DOR CODE																	5600									
TIMBERLAND 70-79																										
MAP NUM																	MKT AREA									
																	09									
NEIGHBORHOOD/LOC																	9001.00									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES																	2751 ROWE AVE, BRYCEVILLE									
																	BLD DATE									
																	XF DATE									
																	INC DATE									
																	LGL DATE									
																	LAND DATE									
																	AG DATE									
																	07/21/2021									
																	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	DPTH 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	259.20	AC		1.00	1.00	1.00	410.00	410.00	106,272									
2	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750									
3	009910	M	MKT. VAL. AG	0			0.00	0.00	269.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	673,000									
REVIEW DATE 05/17/2021 BY TWA																	Total Acres: 269.20 Total Land Value: 108,022									
																	Market: 673,000 Agricultural: 108,022 Common: 0									
																	PRINTED 08/02/2023 BY SYS									