



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 STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 180,500 TOTAL MARKET VALUE 3,895 SOH/AGL Deduction 0 ASSESSED VALUE 3,895 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,895 TOTAL JUST VALUE 180,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2611/0038 5/24/2022 SW U V 11 100 GRANTOR: CASSIDY RICHARD C JR GRANTEE: CASSIDY RICHARD C J 2128/1228 12/23/2016 SW U V 11 100 GRANTOR: NAUGHTON CLAUDIA CASS GRANTEE: CLAUDIA CASSIDY NAU											
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										BAY RD, HILLIARD										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
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																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
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	9.50	AC		1.00	1.00	1.00	410.00	410.00	3,895														
2	009910	M	MKT.VAL.AG	0			0.00	0.00	9.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,500														
REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.50 Total Land Value: 3,895 Market: 180,500 Agricultural: 3,895 Common: 0 PRINTED 08/02/2023 BY SYS																															