

N1/2 OF SW1/4 OF SW1/4
OF SEC 15-2N-23E
BEING PT OF PARCEL "1"

DAKBRA VENTURES LLC
4500 N HIATUS RD, SUITE #213
SUNRISE, FL 33351

2023

15-2N-23-0000-0009-0000



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 BY STANDARD																																																																							
																	Tax Group: 6						Tax Dist:																																																																	
																	BUILDING MARKET VALUE						0																																																																	
																	TOTAL MARKET OB/XF VALUE						0																																																																	
																	TOTAL LAND VALUE - MARKET						280,000																																																																	
																	TOTAL MARKET VALUE						9,460																																																																	
																	SOH/AGL Deduction						0																																																																	
																	ASSESSED VALUE						9,460																																																																	
																	TOTAL EXEMPTION VALUE						0																																																																	
																	BASE TAXABLE VALUE						9,460																																																																	
DOR CODE					5500							TIMBERLAND 80-89																																																																												
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					CODEY LN, HILLIARD												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/19/2023 MLU																																															
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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	550.00	550.00	4,950																																																																							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	410.00	410.00	4,510																																																																							
3	009910	M	MKT. VAL. AG	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000																																																																							
REVIEW DATE 05/19/2023 BY MLU																	Total Acres: 20.00												Total Land Value: 9,460												Market: 280,000												Agricultural: 9,460												Common: 0												PRINTED 08/02/2023 BY SYS											