



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|------------------|-------------|----------------------|----------------------|-------------|----------------|----------------|-------|----------------|--------------------------|---------|-------------|--------|--------------|-----------------|----------------|------------|-----------------------------|------|--|------|-----------------------|----|--------|--|--------------------------|--|---|--|----------------------------------|--|---------|--|--------------------|--|--------|--|-------------------|--|---|--|----------------|--|--------|--|-----------------------|--|---|--|--------------------|--|--------|--|------------------|--|---------|--|------------|--|---|--|--------------|--|---|--|-------------------------|--|---|--|
| CONSTRUCTION | | | | | | | | | | VALUATION SUMMARY | | | | | | | | | | PAGE 1 of 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEMENT | CD | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION BY | | STANDARD | | Tax Group: 4 | | Tax Dist: | | BUILDING MARKET VALUE | | 0 | | TOTAL MARKET OB/XF VALUE | | 0 | | TOTAL LAND VALUE - MARKET | | 320,000 | | TOTAL MARKET VALUE | | 12,284 | | SOH/AGL Deduction | | 0 | | ASSESSED VALUE | | 12,284 | | TOTAL EXEMPTION VALUE | | 0 | | BASE TAXABLE VALUE | | 12,284 | | TOTAL JUST VALUE | | 320,000 | | NCON VALUE | | 0 | | INCOME VALUE | | 0 | | PREVIOUS YEAR MKT VALUE | | 0 | |
| DOR CODE 5500 | | | | | | | | | | TIMBERLAND 80-89 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | MKT AREA | | | | | | | | | | 05 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | | | | | | | | | 5001.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | KINGS FERRY RD, HILLIARD | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | | | | | | LGL DATE LAND DATE AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | 05/19/2023 MLU | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 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 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 14.09 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 7,750 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 25.91 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 4,534 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 320,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/19/2023 | | | | | | | | | | BY MLU | | | | | | | | | | Total Acres: 40.00 Total Land Value: 12,284 Market: 320,000 Agricultural: 12,284 Common: 0 PRINTED 08/02/2023 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |