

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 BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE0TOTAL MARKET OB/XF VALUE12,978TOTAL LAND VALUE - MARKET376,650TOTAL MARKET VALUE45,238SOH/AGL Deduction9,073ASSESSED VALUE36,165TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE36,165TOTAL JUST VALUE389,628NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE3,550																				
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							CLYDE LN, BRYCEVILLE																																		
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																									
2	0681	POLE SHED	0	0	64	42	2,688.00	SF	15.00		15.00	100	1992	1992	3	20	8,064																								
3	0351	CARPORT MT	0	0	35	18	630.00	SF	10.00		10.00	100	2016	2016	3	78	4,914																								
LAND DESCRIPTION																				TOTAL OB/XF										12,978											
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	33.50	AC		1.00	1.00	1.00	410.00	410.00	13,735																						
2	005010	A	SVCE ACRGE			0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000																						
3	006005	A	PAST/GRAZE			0			0.00	0.00	39.83	AC		1.00	1.00	1.00	440.00	440.00	17,525																						
4	009910	M	MKT.VAL.AG			0			0.00	0.00	75.33	AC		1.00	1.00	1.00	5,000.00	5,000.00	376,650																						
REVIEW DATE		01/14/2021		BY	WWA		Total Acres:	75.33		Total Land Value:	32,260		Market:	376,650		Agricultural:	32,260		Common:	0		PRINTED 08/02/2023 BY SYS																			