



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
													VALUATION BY Tax Group: 6 Tax Dist: 0 BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 400,000 TOTAL MARKET VALUE 25,280 SOH/AGL Deduction 0 ASSESSED VALUE 25,280 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,280 TOTAL JUST VALUE 400,000 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0																
DOR CODE 5600										TIMBERLAND 70-79										PERMIT NUM									
MAP NUM										MKT AREA 09										DESCRIPTION									
NEIGHBORHOOD/LOC 9001.00										AMT										ISSUED									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							SALES DATA																		
										OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 159/698 8/15/1973 WD I / V CD 0 GRANTOR: STOKES EMMA F GRANTEE: STOKES HAROLD F AS																			
TOTALS										BLD DATE										LGL DATE									
EXTRA FEATURES										XF DATE										LAND DATE 05/19/2023 MLU									
L N										OB/XF CODE										AG DATE									
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		OR	0.00	0.00	48.00	AC		1.00	1.00	1.00	410.00	410.00	19,680												
2	005902	A	HARDWOOD SI	0			0.00	0.00	32.00	AC		1.00	1.00	1.00	175.00	175.00	5,600												
3	009910	M	MKT.VAL.AG	0			0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000												
REVIEW DATE 05/19/2023 BY MLU Total Acres: 80.00 Total Land Value: 25,280 Market: 400,000 Agricultural: 25,280 Common: 0 PRINTED 08/02/2023 BY SYS																													