



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE 0					
TOTAL MARKET OB/XF VALUE 0					
TOTAL LAND VALUE - MARKET 291,400					
TOTAL MARKET VALUE 185,984					
SOH/AGL Deduction 0					
ASSESSED VALUE 185,984					
TOTAL EXEMPTION VALUE 0					
BASE TAXABLE VALUE 185,984					
TOTAL JUST VALUE 291,400					
NCON VALUE 0					
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					

DOR CODE		5901 HARDWOOD SI 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		CR 121, HILLIARD											BLD DATE		LGL DATE	05/19/2023	MLU
EXTRA FEATURES													XF DATE		LAND DATE		
													INC DATE		AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0309	12/05/2022	WD Q	Q	V	01	275,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: CATRETT CHRISTOPHER						

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0		OR	0.00	0.00	11.40	AC		1.00	1.00	1.00	15,000.00	15,000.00	171,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	7.20	AC		1.00	1.00	1.00	720.00	720.00	5,184							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	7,000.00	7,000.00	9,800							
4	009910	M	MKT.VAL.AG	0		OR			8.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	120,400							