



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 6											
																	VALUATION BY STANDARD											
																	Tax Group: 6 Tax Dist:											
																	BUILDING MARKET VALUE 0											
																	TOTAL MARKET OB/XF VALUE 5,833											
																	TOTAL LAND VALUE - MARKET 232,000											
																	TOTAL MARKET VALUE 237,833											
																	SOH/AGL Deduction 0											
																	ASSESSED VALUE 237,833											
																	TOTAL EXEMPTION VALUE 0											
																	BASE TAXABLE VALUE 237,833											
																	TOTAL JUST VALUE 237,833											
																	NCON VALUE 0											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE 9,024											
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 09																	22012153 NEW CONSTR 402,284 08/09/2022											
NEIGHBORHOOD/LOC 9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS					20006 ALACHUA TRL, HILLIARD												BLD DATE LGL DATE 05/18/2023 MLU											
EXTRA FEATURES																	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
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	2565/0439 5/23/2022 QC U I 11 100												
1	0350	CARPORT WD	0 0	30 10	300.00	SF	13.00	13.00	100	2010	2010	3	50	1,950		GRANTOR: SCHWARTZ CHRISTOPHER												
2	0351	CARPORT MT	0 0	31 10	310.00	SF	10.00	10.00	100	2000	2000	3	20	620		GRANTEE: SCHWARTZ CHRISTOPHE												
3	0351	CARPORT MT	0 0	31 10	310.00	SF	10.00	10.00	100	2000	2000	3	20	620		2534/0236 1/28/2022 QC U V 11 100												
4	0351	CARPORT MT	0 0	31 10	310.00	SF	10.00	10.00	100	2000	2000	3	20	620		GRANTOR: FELDER JAMES E & CATH												
5	0351	CARPORT MT	0 0	31 10	310.00	SF	10.00	10.00	100	2000	2000	3	20	620		GRANTEE: SCHWARTZ CHRISTOPHE												
6	0351	CARPORT MT	0 0	31 10	310.00	SF	10.00	10.00	100	2000	2000	3	20	620		BUILDING NOTES												
7	0681	POLE SHED	0 0	18 10	180.00	SF	15.00	15.00	100	2000	2000	3	29	783		BUILDING DIMENSIONS												
LAND DESCRIPTION					TOTAL OB/XF 5,833																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	15.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	229,500											
2	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500											
REVIEW DATE 03/08/2023 BY WWX Total Acres: 16.30 Total Land Value: 232,000 Market: 0 Agricultural: 0 Common: 232,000 PRINTED 08/02/2023 BY SYS																												