

NORTH NASSAU HOLDING LLC
28714 YELLOW ROSE LN
HILLIARD, FL 32046

32-4N-24-0000-0003-0000

[illegible]

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PT OF SW 1/4
IN OR 2424/1960
EX R/W OR 252/346

NORTH NASSAU HOLDING LLC
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2023

32-4N-24-0000-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		0 100		
Frame	03	MASONRY 100		
Story Height		10 100		
RMS		1 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	4300	LUMBER YARD		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	14,755
CAN	128	30	38	561

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2703	04	1,038	60.8475	29.51	30,631	1985	1985	0	0	0	50.00	50.00	
4 GARAGE - 0% - 0													
Heated Area: 1000													
HX Base Yr													

NASSAU COUNTY PROPERTY										PAGE 3 of 3			4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										634,961			
TOTAL MARKET OB/XF VALUE										74,791			
TOTAL LAND VALUE - MARKET										131,050			
TOTAL MARKET VALUE										840,802			
SOH/AGL Deduction										188,456			
ASSESSED VALUE										652,346			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										652,346			
TOTAL JUST VALUE										840,802			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										649,479			