

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									NASSAU COUNTY PROPERTY																																															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AJB	EYB	ECON	FUNCT	NORM	% COND	VALUATION SUMMARY							PAGE 1 OF 1	4																																				
																Valuation by Standard Tax Group: 4 Tax Dist: <table><tr><td>BUILDING MARKET VALUE</td><td>0</td></tr><tr><td>TOTAL MARKET OB/XF VALUE</td><td>13,306</td></tr><tr><td>TOTAL LAND VALUE - MARKET</td><td>247,660</td></tr><tr><td>TOTAL MARKET VALUE</td><td>20,310</td></tr><tr><td>SOH/AGL Deduction</td><td>9,653</td></tr><tr><td>ASSESSED VALUE</td><td>10,657</td></tr><tr><td>TOTAL EXEMPTION VALUE</td><td>0</td></tr><tr><td>BASE TAXABLE VALUE</td><td>10,657</td></tr><tr><td>TOTAL JUST VALUE</td><td>260,966</td></tr><tr><td>NCON VALUE</td><td>0</td></tr><tr><td>INCOME VALUE</td><td></td></tr><tr><td>PREVIOUS YEAR MKT VALUE</td><td>3,321</td></tr></table>							BUILDING MARKET VALUE	0	TOTAL MARKET OB/XF VALUE	13,306	TOTAL LAND VALUE - MARKET	247,660	TOTAL MARKET VALUE	20,310	SOH/AGL Deduction	9,653	ASSESSED VALUE	10,657	TOTAL EXEMPTION VALUE	0	BASE TAXABLE VALUE	10,657	TOTAL JUST VALUE	260,966	NCON VALUE	0	INCOME VALUE		PREVIOUS YEAR MKT VALUE	3,321																
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DOR CODE	6000 PASTURELAND 1																																																													
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					CR 121, HILLIARD										BLD DATE / XF DATE / INC DATE / LGL DATE / LAND DATE / AG DATE / 05/19/2023 MLU																																															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																
1	0681	POLE SHED	0 0	48 42	2,016.00 SF	15.00		15.00	100	2005 2005	3	44	13,306																																																	
LAND DESCRIPTION					TOTAL OB/XF										13,306																																															
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	006000	A	PAST1/HAY	0		OR	0.00 0.00	14.75 AC			1.00 1.00	1.00 1.00	1.00	440.00	440.00	6,490																																														
2	005902	A	HARDWOOD SI	0			0.00 0.00	2.94 AC			1.00 1.00	1.00 1.00	1.00	175.00	175.00	514																																														
3	009910	M	MKT.VAL.AG	0			0.00 0.00	17.69 AC			1.00 1.00	1.00 1.00	1.00	14,000.00	14,000.00	247,660																																														
REVIEW DATE		01/26/2023		BY WWA		Total Acres:	17.69		Total Land Value:		7,004		Market:		247,660		Agricultural:		7,004		Common:		0		PRINTED 08/02/2023 BY SYS																																					