



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	VALUATION SUMMARY																																																																														
																	VALUATION BY					STANDARD																																																																										
																	Tax Group: 6					Tax Dist:																																																																										
																	BUILDING MARKET VALUE					0																																																																										
																	TOTAL MARKET OB/XF VALUE					0																																																																										
																	TOTAL LAND VALUE - MARKET					322,000																																																																										
																	TOTAL MARKET VALUE					9,703																																																																										
																	SOH/AGL Deduction					0																																																																										
																	ASSESSED VALUE					9,703																																																																										
																	TOTAL EXEMPTION VALUE					0																																																																										
																	BASE TAXABLE VALUE					9,703																																																																										
																	TOTAL JUST VALUE					322,000																																																																										
																	NCON VALUE					0																																																																										
																	INCOME VALUE					0																																																																										
																	PREVIOUS YEAR MKT VALUE					525																																																																										
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																	OFF CR 121, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/19/2023 MLU																																																	
EXTRA FEATURES																																																																																																
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																																																																																
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	0007	OR	0.00	0.00	11.86	AC		1.00	1.00	1.00	410.00	410.00	4,863																																																																															
2	005100	A	CROPLAND1	0		OR	0.00	0.00	9.60	AC		1.00	1.00	1.00	440.00	440.00	4,224																																																																															
3	006100	A	PASTURE 2	0		OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	400.00	400.00	616																																																																															
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	322,000																																																																															
REVIEW DATE																	05/19/2023										BY MLU										Total Acres: 23.00										Total Land Value: 9,703										Market: 322,000										Agricultural: 9,703										Common: 0										PRINTED 08/02/2023 BY SYS									