

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 93,920 TOTAL MARKET VALUE 2,436 SOH/AGL Deduction 0 ASSESSED VALUE 2,436 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,436 TOTAL JUST VALUE 93,920 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 93,920											
DOR CODE		5600								TIMBERLAND 70-79																					
MAP NUM										MKT AREA										04											
NEIGHBORHOOD/LOC		4001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										HANCE PKWY, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU											
EXTRA FEATURES										TOTAL OB/XF										0											
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										0											
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	005600	A	TIMBER 3 SI	0		CHT	0.00	0.00	5.87	AC		1.00	1.00	1.00	415.00	415.00	2,436														
2	009910	M	MKT.VAL.AG	0		CHT	0.00	0.00	5.87	AC		1.00	1.00	1.00	16,000.00	16,000.00	93,920														
REVIEW DATE 05/19/2023 BY MLU Total Acres: 5.87 Total Land Value: 2,436 Market: 93,920 Agricultural: 2,436 Common: 0 PRINTED 08/06/2024 BY SYS																															