



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				500			
															TOTAL LAND VALUE - MARKET				384,160			
															TOTAL MARKET VALUE				43,635			
															SOH/AGL Deduction				12,683			
															ASSESSED VALUE				30,952			
															TOTAL EXEMPTION VALUE				0			
															BASE TAXABLE VALUE				30,952			
															TOTAL JUST VALUE				384,660			
															NCON VALUE				0			
															INCOME VALUE							
															PREVIOUS YEAR MKT VALUE				425,510			
															PERMIT NUM							
															DESCRIPTION							
															AMT							
															ISSUED							
															SALES DATA							
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
															2668/1097	9/20/2023	QC U	V	V	11	100	
															GRANTOR: LEGG PATRICIA ARNETTE							
															GRANTEE: MCLEAN ELLIS CHAFIN							
															2604/1422	11/23/2022	FJ U	V	V	11	0	
															GRANTOR: MCLEAN HAZEL J ESTATE							
															GRANTEE: MCLEAN ELLIS C & PA							
															BUILDING NOTES							
															BUILDING DIMENSIONS							

TOTALS
 EXTRA FEATURES: 23400 FAMILY LN, HILLIARD
 BLD DATE: LGL DATE: 04/18/2024 DC
 XF DATE: LAND DATE: 04/19/2024 DC
 INC DATE: AG DATE:

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
1	0570	JUNK HOUSE	0	0	0	1.00	UT	500.00	500.00	100	1952	1952	3	100	500	

LAND DESCRIPTION										TOTAL OB/XF														
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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							
2	005901	A	HARDWOOD SI	0		OR			11.56	AC		1.00	1.00	1.00	225.00	225.00	2,601							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.90	AC		1.00	1.00	1.00	415.00	415.00	2,034							
4	009610	C	SLOUGH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	16.46	AC		1.00	1.00	1.50	14,000.00	21,000.00	345,660							